



Jasper Maintenance Corporation
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Glenna Sommer
Seabreeze Management
5000 Hopyard Road, Suite 310
Pleasanton, CA 94588

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. Two double-sided pages of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.

October 24, 2025

A Meeting of the Members will be held as follows:

Date: December 3, 2025 (All mailed ballots must be received by us by December 2, 2025)
Time: 3:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/jasper)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **Seabreeze Management – 5000 Hopyard Road, Suite 310, Pleasanton, CA 94588**

This Meeting of the Members is being held to vote on the election of THREE (3) directors. A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Jasper Maintenance Corporation bylaws define a quorum as “35%” of the voting power of the association, or 25 members. This quorum requirement is lowered to 20% (14 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

Glenna Sommer
Seabreeze Management
5000 Hopyard Road, Suite 310
Pleasanton, CA 94588

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Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot
(if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Caio Chamma

Dear Neighbors,

My name is Caio Chamma, and I am honored to submit my candidacy for a position on the Board of Directors for our Jasper community. I proudly now live and have worked in Morgan Hill for the past four years, and I care deeply about the well-being, transparency, and long-term sustainability of our neighborhood.

I bring a unique blend of technical, operational, and leadership experience to the table. I currently serve as a Product and Project Manager in the satellite communications industry, where I manage complex projects and ensure that quality, compliance, and accountability are upheld within previously agreed budgeting parameters in every aspect of my work. My academic background includes degrees in Architecture, Urban Planning, Compliance, and Health, Safety & Environmental Engineering, as well as certification in Product Management from universities in 3 different continents, the latest being here in California.

In addition to my professional career, I have prior experience serving in HOA settings throughout the Bay Area—including San Francisco—where I participated in HOA supporting operational activities, implementing a maintenance committee and serving on on it. These roles have given me hands-on insight into the importance of proactive oversight, clear communication, and responsible budgeting. It has also given me the experience in building reports of issues in construction, that led to a successful litigation process against the former builder of those other communities.

At Jasper, I believe we are at a pivotal point where the transition from the construction phase to community-driven management demands careful attention. With my civil construction knowledge, I am committed to identifying and helping resolve issues inherited during development. More importantly, I am passionate about ensuring that our HOA management service providers operate with greater transparency, responsiveness, and accountability.

If granted the honor of serving on the Board, my priorities will include:

- * Delivering financial transparency and clear reporting on how our dues are allocated.
- * Introducing governance tools that make it easier for residents to stay informed and engaged.
- * Advocating for fair contracts and responsible oversight of third-party vendors.
- * Supporting preventative maintenance initiatives to protect and improve property value.

I believe a strong community is built on mutual respect, integrity, and collaboration. I attend board meetings regularly and am eager to listen to all perspectives in order to make decisions that reflect our shared interests.

Thank you for considering my candidacy. I am excited about the opportunity to serve and work alongside you to make Jasper a stronger, safer, independent, and more transparent community.

Warm regards, Caio Chamma Jasper Resident, Morgan Hill, CA

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jean Huang

Like many of you, I chose Jasper because of its natural beauty and the wonderful community amenities included with our monthly HOA dues. This is the third property I've purchased from Trumark, and all three have been managed by Seabreeze. I know this community well.

If elected to the Board, my top priority will be preserving the beauty and amenities of our neighborhood—without increasing HOA dues. I fully understand that the Board must not only address day-to-day concerns, but also plan responsibly for future financial needs.

As a retired employee of a California state government agency, I have both the time and commitment to serve. I'll be available, approachable, and ready to listen.

I would truly appreciate your support and your vote. Thank you!

Matt Ross

I love living here and want to ensure our neighborhood stays a place we're all proud to call home. I'll work to keep communication open, protect property values, and make sure decisions are made fairly and responsibly for all residents. As a high school teacher, I know first hand how to listen, find common ground, and find a solution that is equitable for everyone. I look forward to working with you to make our community the best it can be.



LISA LEDONNE

BSN, MSN, RN, CPN, NEA-BC

Candidate Statement

CONTACT

PHONE:
312-342-3821

EMAIL:
LL5780@yahoo.com

Dear Sir or Madam,

Since moving into the Jasper community in April 2023, I have been an active member, regularly attending board meetings since their inception, and I bring valuable experience from my time serving as secretary in my national sorority during my undergraduate studies, as well as my involvement with the Association of California Nurse Leaders Education Committee.

As a Senior Director of Clinical Operations, I bring over 20 years of leadership experience managing complex healthcare environments—experience I believe will serve our Homeowners Association with integrity, professionalism, and a strong operational mindset. I understand how to balance competing priorities, communicate effectively with diverse stakeholders, and ensure systems run smoothly and efficiently. My background includes overseeing daily operations across multiple patient care units, enforcing rigorous regulatory and code compliance, and successfully leading diverse teams with a focus on accountability, collaboration, culture change, and measurable performance improvement. A key part of my success has been driving culture change and leading performance improvement initiatives that deliver measurable results. My work has resulted in multiple publications, on care delivery and systems improvement, featured at conferences and online on the state, national, and international level. My publications demonstrate my commitment not only to excellence but also to sharing knowledge and advancing best practices. I have built a career making systems work better—for both the people they serve and the people who support them. I know how to bring people together around a shared vision and implement practical strategies that lead to long-term success.

If elected to the Board of the HOA, I will advocate for transparent decision-making, fiscal responsibility, and pro-active maintenance planning—ensuring our neighborhood continues to thrive. I will work to strengthen communication, promote financial stewardship, and ensure our community remains a well-managed, welcoming place to live. I am enthusiastic about contributing to a well-maintained, safe, and inclusive community, and I am also a strong advocate for fairness, equality, and transparent governance. My goal is to ensure all homeowners have a voice and that decisions are equitable and responsible, with open communication and the long-term well-being of our entire community in mind. I believe in fostering a respectful, inclusive environment where every resident feels heard and valued. I am committed to helping shape a positive and forward-thinking culture for our HOA. I would be honored to bring my experience and leadership to serve our community. I care deeply about the well-being of our community and believe in building a neighborhood where every voice is heard. I hope to earn your trust and your vote, and I look forward to the opportunity to serve and make a positive impact.

Thank you,

Lisa Ledonne, BSN, MSN, RN, CPN, NEA-BC

Lisa Ledonne, BSN, MSN, RN, CPN, NEA-BC

(Additional statements on reverse)

CANDIDACY STATEMENT FOR HOA BOARD OF DIRECTORS

Katie Merten
Homeowner – 18097 Cosecha Lane

Dear Neighbors,

My name is Katie Merten, and I'm a homeowner here at Jasper. I'm running for the Board of Directors because I believe our community deserves transparency, responsible financial management, and leadership that listens to and represents homeowners.

Since moving in at the beginning of 2025, I've taken an active role in learning how our HOA operates. I've spent time reviewing financial documents, understanding governing laws, and connecting with fellow residents about shared concerns — including communication gaps, deferred maintenance, and how our dues are being managed.

Professionally, I manage multi-million-dollar budgets and oversee compliance with safety and regulatory standards across multiple countries. I understand how to identify risks, hold systems accountable, and ensure resources are used effectively — all critical skills for responsible HOA leadership.

Jasper is a new community, and we're at a turning point. The decisions we make now will shape the quality, financial health, and integrity of this neighborhood for years to come. I care deeply about ensuring this is a place where homeowners are informed, respected, and proud to live.

If elected, I will focus on:

- Transparency: Making HOA financials and board decisions easier for homeowners to access and understand.
- Accountability: Ensuring our dues are used appropriately and that obligations are fulfilled.
- Homeowner Voice: Elevating homeowner concerns and making sure they are acted on respectfully and promptly.
- Long-Term Planning: Supporting smart, forward-looking budgeting that maintains our shared spaces and protects property values.

I would be honored to serve and respectfully ask for your support and your vote.

Sincerely,
Katie Merten
Homeowner, Jasper Maintenance Corporation

(Additional statements on reverse)