



Woodbury Owners Association

March 20, 2023

Victoria Ellis c/o Seabreeze Management
5000 Hopyard Road, Suite 310
Pleasanton, CA 94588

A Meeting of the Members will be held as follows:

Date: April 25, 2023

Time: 4:00 PM

Location: via zoom.com

Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/woodbury

This Meeting of the Members is being held to vote on the election of ONE (1) director. There are two positions scheduled for election this year, but as there is only one candidate and your bylaws do not permit write-in candidates, this election will be for one director. 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 Woodbury Owners Association bylaws define a quorum as "a majority" of the voting power of the association, or 36 members. This quorum requirement is lowered to 25% (18 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well. For now, all mailed ballots should be received by us by **April 24, 2023**.

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

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. One page of candidate statements

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!**

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Woodbury Owners Association

c/o The HOA Election Guys - WoodburyOwnersFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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 STATEMENT

Ayshen McCall Mpanga

My husband and I have been members of the association since September of 2022. We have an 18th month old son. I am a registered nurse and my husband works in process technology. I hope that we can contribute to the well-being and growth of the association by offering new ideas that benefit the homeowners first. We also hope to contribute to the continued health of the association by attending meetings, offering solutions, and enforcing various policies.