



**Bravo at Refugio Valley Ranch
Homeowners Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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

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

May 9, 2026

A Meeting of the Members will be held as follows:

Date: June 10, 2026
Time: 6:30 PM
Location: The Clubhouse
All mailed ballots should be received by us by June 9, 2026.

Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present at The Clubhouse. Thus, ballots will not be accepted at the meeting and should be received by us by June 9, 2026.

This Meeting of the Members is being held to vote on the election of TWO (2) directors.

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

The Bravo at Refugio Valley Ranch Homeowners Association bylaws define a quorum as "40%" of the voting power of the association, or 87 members. This quorum requirement is lowered to 20% (44 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!**

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

**Bravo at Refugio Valley Ranch
Homeowners Association**
c/o The HOA Election Guys - BravoRefugioFILE(216+2)
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 STATEMENTS
(Additional statements on reverse)

Rex Barrios

Hello neighbors,
My name is Rex and I'm proud to be a candidate for the board of our community. I'm running because I care deeply about where we live and the shared responsibility we have to make it a place we are proud to call home. I believe a strong community is built on trust, accountability and a shared vision. If elected, I will work with our team leaders to insure our resources are managed wisely, our projects are completed effectively and every homeowner feels heard and respected. My goal is to help maintain and improve our property while fostering a sense of pride and connection among neighbors.
I would be honored to earn your support.

Bill Pagan

I was recently elected to the board in the last recall election. During my service, we have already implemented positive changes: in-person board meetings, later start times for our board meetings to allow more homeowners to be able to participate, analyzing competitive bids. I am committed to working with my fellow board members to establish and maintain a total transparent relationship between the board, homeowners, and HOA management company. I humbly request for your continued support and vote in this election. Thank you for reading.

Ricardo Perez, Jr.

Been a Homeowner Since 2011, will work hard for our ASSOCIATION. Will need your vote TO Get The Clarity with Team work from everyone INVOLVED. Thank you!

CANDIDATE STATEMENTS
(Additional statements on reverse)

Gideon Christopher

My name is Gideon Christopher, and I am a homeowner at Bravo at Refugio Valley. I am running for election to the Board of Directors because I care about our community and want to contribute to its continued stability, transparency, and long-term success.

I believe a strong homeowners association is built on thoughtful decision-making, clear communication, and collaboration between homeowners, the Board, and management. I am committed to listening to residents, reviewing information carefully, and helping ensure decisions are made based on accurate facts and in the best interests of the entire association.

My professional background has strengthened my ability to remain calm under pressure, follow established procedures, and make fair, thoughtful decisions. These qualities are important when addressing complex issues and working toward practical, balanced solutions.

Fiscal responsibility is important to me. I support responsible budgeting, long-term planning, and maintaining our property in a way that protects home values while being mindful of the financial impact on owners. I believe required maintenance and compliance obligations should be addressed proactively and thoughtfully.

Bravo at Refugio Valley is a community we all share, and I take that responsibility seriously. I bring a respectful, level-headed approach and a willingness to work collaboratively with fellow Board members and management.

I would be honored to earn your support and the opportunity to serve our community. Thank you for your consideration and your vote.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Victoria Turner

My name is Victoria Turner, and I am a homeowner at Bravo at Refugio Valley. I am running for election to the Board of Directors because I care deeply about our community and take great pride in supporting its long-term success.

Although I do not live onsite full-time, I remain actively involved in the association and consistently participate in Board matters, property walks, and major project oversight. During my prior service on the Board, I was involved in overseeing critical maintenance and improvement projects, including building rehabilitation and dry rot repairs, full exterior painting, asphalt maintenance, and the SB 326 balcony inspection and repair program. I also regularly worked with vendors and management to help ensure quality workmanship and responsible spending.

I strongly believe that clear, accurate communication is essential in an HOA. Over the past term, I have seen how misinformation or incomplete information can unintentionally create confusion among homeowners. I am committed to transparency, factual decision-making, and helping ensure residents have reliable information when important community matters are discussed.

Fiscal responsibility has always been a priority for me. I have supported careful cost review, long-term planning, and practical solutions aimed at avoiding unnecessary special assessments while still meeting our legal and maintenance obligations.

Bravo at Refugio Valley is a community worth protecting. I bring dedication, attention to detail, and a collaborative approach to board service. I would be honored to earn your support and the opportunity to continue serving our homeowners.

Thank you for your consideration and your vote.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Marc White

Candidate Statement: *I have been a board member over the past year. During the time many issues has arisen in terms of board and management services. Given the opportunity, I have 41 years of process management experience to correct what's hurting this community. I feel it's important for homeowners to become more engaged in the community. - Board members will never resolve problems without your help!*

Mialeen "Mimi" Wright

Hello,

My name is Mialeen Wright, and I am seeking your vote to become a board member of Bravo. I served on the board from 2013 to 2015 and did not seek re-election due to personal and health

During my tenure, I collaborated with our community lawyers and other board members to enhance our understanding of reserve management and achieve a 100% reserve goal. We were clos

With over 38 years of management experience and my contributions to the Bravo board, I am confident in my ability to rebuild our funds and promote transparency and clear communication

Residents deserve to know the status of their reserves, and as board members, we must consistently communicate this information proactively. Sending financial statements without explanatio

I was informed that the only way to access this information was to join the board. Therefore, I am requesting your vote to assist in the transparency process.

Thank you for your consideration.

Sincerely,
Mialeen "Mimi" Wright