



April 13, 2022

Annual Homeowner Meeting & Election of the Board

Dear Homeowner,

Please find enclosed documents for the Annual Meeting of the Meadowview Community Association #1. Your Association has again contracted with The Ballot Box to conduct the election of your Board of Directors.

The enclosed ballot is a 1/3 size sheet of colored paper with voting instructions on the reverse. If you have any questions on the materials, or how to complete the ballot, please contact our office at your convenience. We'll be happy to help you.

It is important that you participate in this meeting by returning the enclosed ballot either by mail or in person at the meeting.

The Ballot Box
info@ballotboxservices.com

Enclosures:

Meeting Notice

2021 Draft Annual Meeting Minutes

Meeting Agenda

Candidate Statements (from those candidates who submitted a statement)

One (1) Ballot

Two (2) Envelopes



Phone (888) 558-2887
info@ballotboxservices.com

**MEADOWVIEW COMMUNITY ASSOCIATION #1
NOTICE OF ANNUAL MEETING OF THE MEMBERSHIP**

DATE: MAY 17, 2022
CALL TO ORDER: 6:00 PM
POLLS OPEN: 5:45 PM*
LOCATION: MEADOWVIEW COMMUNITY CLUBHOUSE
41050 AVENIDA VERDE, TEMECULA, CA 92591

Purpose: To hold the annual meeting of the membership as required by the Bylaws Article III, Section 3.3, to elect a Board of Directors, to determine the use of any excess funds at the end of the fiscal year and to approve the minutes from the 2021 Annual Meeting. At this meeting, three (3) Directors will be elected, each for a term of two (2) years. An Organizational Meeting of the new Board of Directors may follow the Annual Meeting should a quorum of the Board members be present.

Quorum: In accordance with the Bylaws Article II, Section 2.3, a quorum of majority of the voting power must be represented at the meeting.

Inspector of Election: The Board of Directors has contracted with an independent vendor, The Ballot Box, to serve as the Inspector of Election for the purpose of preparation, receipt and tabulation of the ballots for this meeting.

Voting: In accordance with applicable California Civil Codes, voting is accomplished by secret written ballot. Each home has a total of three (3) votes, one (1) vote for each Director being elected at this meeting. Each home also has one (1) vote regarding IRS Ruling 70-604 and one (1) vote regarding the 2021 Annual Meeting Minutes. **Cumulative voting is not permitted.**

Ballots: Enclosed with this notice is a ballot. Please read the voting instructions carefully. **Once a ballot has been cast, it is irrevocable and may not be changed.** The Inspectors will only accept ballots in envelopes provided by the Inspector. Ballot **envelopes must be signed** by the owner to be counted. Please ensure mailed ballots are received no later than 12:00 PM (noon) on **May 13, 2022**. Ballots may either be returned by mail or may be presented in person at the meeting.

Candidates: As per the adopted Election Rules, the incumbents are listed first and the remaining candidates in alphabetical order by last name: Debra Thomas*, Barbara Brand, Richard Moriki, Mario Munoz, Jorge Navarro, Amber Pingree, and Howard Powell. Nominations will also be accepted from the floor of the meeting and write-in candidates are permitted. Write-in candidates and those nominated from the floor must be present to accept the nominations or have submitted written acceptance prior to the meeting.

VOTING INSTRUCTIONS

- Insert the ballot inside the SECRET BALLOT envelope and seal it. Do not put anything else in the envelope.
- Insert the SECRET BALLOT envelope inside the return envelope and seal it. Again, do not put anything else in the envelope. The owner's name and identification information is already printed on the return envelope.
- A signature line is provided on the return envelope. **Envelopes must be signed by the owner. Unsigned envelopes will not be counted.**
- Place the return envelope in the mail, or you may deliver in person at the meeting.
- The envelopes are received and held by The Ballot Box until they are opened at the meeting. The envelopes are opened in succession, all the return envelopes are opened first. The SECRET BALLOT envelopes are then opened and the ballots tabulated. The envelopes are only opened and counted IF a quorum is met.

4/13/22 Prepared by The Ballot Box, On behalf of the Secretary
*polls close at the discretion of the inspector

**MEADOWVIEW COMMUNITY ASSOCIATION #1
ANNUAL & ADJOURNED ANNUAL MEETING OF THE MEMBERSHIP
FEBRUARY 16, 2021
MINUTES**

NOTICE Upon due notice given and received, an Adjourned Annual Meeting of the Meadowview Community Association #1 was held on February 16, 2021, via virtual platform due to the ongoing gathering restrictions from the COVID-19 pandemic.

CALL TO ORDER The Annual Meeting was called to order at 6:05 pm.

DETERMINATION OF QUORUM Tiffany D. Merkin, the Inspector of Election from The Ballot Box announced that a quorum of a majority of the members had not been reached. As the Bylaws do not provide for a specific timeframe for the meeting to be adjourned, the members present voted unanimously to adjourn the meeting at 6:05 pm and immediately call to order the adjourned meeting of the members. The Inspector of Election confirmed that reduced quorum of 25% of the voting power had been reached.

INTRODUCTIONS Management personnel, current Board members and the Inspector of Election were introduced.

ELECTION OF NEW BOARD MEMBERS There are four (4) Directors to be elected. In accordance with the Association's adopted election rules nominations from the floor of the meeting are permitted. A call for additional nominations was made. No nominations from the floor were received. Motion was duly made, seconded and unanimously passed to close nominations at 6:07 pm.

VOTING According to the Association Bylaws, cumulative voting is not permitted in this election.

REPORT OF BALLOT INSPECTOR The Inspector opened the envelopes, tabulated the votes and reported the following results:

<u>CANDIDATES</u>	<u>VOTES</u>	<u>DIRECTORS ELECTED</u>	<u>TERM</u>
Teri Biancardi	198	Teri Biancardi	2023
Ed DiTata	192	Ed Di Tata	2023
Mark Kramer	198	Mark Kramer	2023
Mary McKenna Lanier	196	Mary McKenna Lanier	2023

<u>WRITE-INS</u>	<u>VOTES</u>	<u>IRS RULING 70-604</u>	<u>VOTES</u>
Nicole Fuller	2	In favor	209
Jennifer Brewer	1	Opposed	3
Ron Wiggins	1	Abstain	22
Guy Rudiger	1		
Kim Shea	1		
Csabo Ko	1	<u>ANNUAL MINUTES 2020</u>	<u>VOTES</u>
Nichelle Trzop	1	In favor	214
Paula Peterson	1	Opposed	1
		Abstain	19

OPEN DISCUSSION An Open Forum to allow for discussion from the homeowners was conducted.

ADJOURN There being no further business to be discussed at this Annual Meeting, the meeting was adjourned at 7:41 pm.

Secretary

Date



Meadowview Community

2022 ANNUAL MEETING OF THE MEMBERS

TUESDAY, MAY 17, 2022

41050 AVENIDA VERDE (CLUBHOUSE) TEMECULA 92591

5:45 PM – REGISTRATION OF HAND DELIVERED BALLOTS RECEIVED

6:00 PM – CALL TO ORDER

AGENDA

I. CALL TO ORDER

II. INTRODUCTIONS

A. CURRENT BOARD OF DIRECTORS

B. INSPECTORS OF ELECTION

C. DETERMINE QUORUM

III. INSPECTORS OF ELECTION

A. CERTIFICATE OF MAILING SIGNED BY SECRETARY

B. CERTIFICATE OF QUORUM SIGNED BY INSPECTOR

C. APPROVAL OF LAST YEAR'S ANNUAL MEETING MINUTES

IV. INSPECTORS OF ELECTION TO ANNOUNCE ELECTION RESULTS:

V. ADJOURNMENT

CONVENE FOR BRIEF BOARD MEETING TO APPOINT OFFICERS

CANDIDACY STATEMENT – BOARD OF DIRECTORS 2022

Completing this form is optional and will be distributed to the membership with the ballot mailer. *Please note that the responses given will not be altered or corrected. The phone number, email address and home address will be whited out from this document.

Name: Barbara Brand

1. Please provide your interest in serving as a Director and what goals do you want to see accomplished within your term as Director?

- 1) Preserving our open space and trails
- 2) Community activities
- 3) Equestrian events

2. What is your background and experience? Have you served as a committee member or Director for a Community Association? If yes, please elaborate on this experience:

Served on the Board for 7 years.
Was a member of the Board when
First Residential was hired.
Member of the Equestrian Committee.
Organized community events

3. How long have you lived in the Association? 18 years

4. Have you served or are presently serving on any committee(s) for the Association?

Equestrian Committee
Event Planning

5. Any other information you would like to provide:

CANDIDACY STATEMENT – BOARD OF DIRECTORS 2022

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Name: RICHARD MORIKI

1. Please provide your interest in serving as a Director and what goals do you want to see accomplished within your term as Director?

1) Provide transparency in all board activity via Zoom meeting--real time & recorded with provision for online questions(typed and/or verbal)

2) Provide online details of any business interactions--pro's and con's thereof

3) Solicit home owner input on matters related to Meadowview either by direct meeting participation or online surveys(email &/or text) and take action thereof

4) Solicit services from myriad of professionals residing in Meadowview--(ie) legal, accounting, general contracting(grading, erosion control, etc.) to name a few

5) Communicate via email(push notification) &/or text; online quarterly newsletter; erect bill boards

6) Scrutinize budget expenditures; open bidding for projects; monthly publication of budget

SUMMARY: Avenues of communication need to be drastically improved in line with current technology--an informed membership is an active membership

2. What is your background and experience? Have you served as a committee member or

Director for a Community Association? If yes, please elaborate on this experience: _____

1) Navy & Marine Corps & Air National Guard Aviator; Retired Naval Commander

2) Retired Airline Pilot(35 years)/MSJC Aviation Instructor/Aspiring Pilot Mentor

3) Managerial Positions: Aircraft Maintenance; Air Operations; Safety(Ground & Air); Ground Personnel Manager; Aircrew Supervisor

4) One of three homeowners confronting the greatest threat to Meadowview--the city pushing to create roads by connecting Nada Lane, Pina Colada and Kahwea Road. The intent was to mitigate city traffic at the expense of Meadowview. If the roads had materialized Meadowview would be isolated into four quadrants resultant of cut through traffic from the adjacent developments speeding down the narrow, winding roads. Safety of bikers, walkers, joggers, horse riders & especially children would be compromised. Vehicular accidents would have escalated.

First confrontation with the city occurrence in 1995 then every five years coinciding with City General Plan Review. Each time the three of us rallied the community to confront the City Council with unprecedented numbers of homeowners at the city council meeting. The last meeting filled the council chamber to capacity with overflow to adjacent rooms.

If our efforts had failed Meadowview today would not be the natural & tranquil environment that we cherish. Quality of life would have been decimated. Home values would be affected. Safe to assume many homeowners would not have chosen to residing in Meadowview.

3. How long have you lived in the Association? 34Years

4. Have you served or are presently serving on any committee(s) for the Association? No

5. Any other information you would like to provide: _____

CANDIDACY STATEMENT – BOARD OF DIRECTORS 2022

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Name: _____ **MARIO A. MUNOZ** _____

1. Please provide your interest in serving as a Director and what goals do you want to see accomplished within your term as Director?

My name is Mario Munoz, a resident of Meadowview since 2018. I am announcing my candidacy for the Meadowview HOA Board of Directors position. I am a retired Police Lieutenant with more than 34 years of experience. While serving many communities, I tried to stay humble and live my life by straightforward rules: Respect for your neighbor; Reverence for the law; Integrity in all the things we say and do; and, Quality through continuous improvement. As a candidate, my intention is NOT to cause dissent but agreement where we can all move forward in the same direction. But most importantly, where our residents' voice is heard, and their concerns become OUR priority at ALL times. To that end, the "open door" philosophy is always the best. It provides answers to the "whys" of our actions; and it is also the key to establishing healthy relationships between HOA representatives and their constituents based on transparency and accountability.

2. What is your background and experience? Have you served as a committee member or Director for a Community Association? If yes, please elaborate on this experience: _____

After retiring from one of the largest police departments in the country, I have served on a prior HOA Board. I am also currently volunteering as a head mediator with the Los Angeles City Attorney's Office. For over five years, I have trained new mediators in community mediation including mediations between prestigious communities and their HOA representatives. Based on many years of investigative, mediation, and management experience, I have learned how to navigate and resolve conflicts while keeping a balance of fairness and harmony among all involved parties despite opposite arguments as to what is best for their community. I have one bachelor's and two master's degrees. However, the Board of Directors' position is not only about qualifications but about whether the candidate has the time, the balance, and a genuine interest in ensuring our Meadowview Community is well served.

3. How long have you lived in the Association? _____ **4 YEARS** _____

4. Have you served or are presently serving on any committee(s) for the Association? _____ **NO** _____

5. Any other information you would like to provide: _____

My wife and I fell in love with the Meadowview community for three reasons: tranquility, friendliness, and, most importantly, the safety it offers to its residents. If elected, my starting point, as I have done as a prior HOA Board member, is to look at the positives done by the current Board. But foremost, to trust but verify that the Board or those delegated to service Meadowview meet the membership's expectations. I am genuinely invested in keeping Meadowview's reputation as one of the best places to live in Temecula while ensuring the HOA Board operates with complete transparency. It is my experience that oftentimes we volunteer for a position but later find that we do not have time to fully commit to its responsibilities. For this reason, I never commit to a project that I lack the desire nor have limited time to oversee. I operate under the rule that although I may delegate responsibility, I can never delegate accountability. Thank you for your vote. If elected, I am looking forward to serving the Meadowview community.

CANDIDACY STATEMENT-BOARD OF DIRECTORS 2022

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Name: **Jorge Navarro**

1. Please provide your interest in serving as a Director and what goals do you want to see accomplished within your term as Director?

I have been a resident of Meadowview for over twenty years and have always had an interest in getting involved in our beloved community but, prior to recent changes in my life, my work life did not afford me the opportunity to have much involvement due to my hectic work and travel schedule. What has changed is that I am now semi-retired, and I finally have the time to give to our community and its HOA programs.

2. What is your background and experience? Have you served as a committee member or Director for a Community Association? If yes, please elaborate on this experience:

My Military and Civilian covers a period of almost forty years. In the interest of brevity, below are the highlights (bullet points) of my leadership and management qualifications. Specific details can and will provided upon request:

United States Marine Corps (Retired):

- Logistics Planning and Support Chief
- Advanced Leadership Academy
- Command and Staff Leadership
- Gulf War / Cold War Era Veteran

United States Postal Service (Retired):

- Postmaster / Officer in Charge (OIC) of the following cities:
 - Bloomington, Ca
 - Fallbrook, Ca
 - Hemet, Ca
 - Murrieta, Ca
 - Temecula, Ca
 - Escondido, Ca
 - Riverside, Ca

As the Postmaster/OIC of these cities I managed the day-to-day operations of postal facilities with multi-million-dollar operational budgets and was additionally responsible for the training and development of hundreds of employees including management teams.

- Senior Operation Manager / Manager, Post Office Operations:
 - Managed postal areas within the San Diego Postal District that encompassed up to forty-five cities in multiple counties (San Diego, Riverside, San Bernardino, and Imperial Counties) with up to 2,750 employees per area.
 - Performance Improvement Team Leader in Sacramento, San Francisco, Oakland, and Los Angeles.
 - Mid-Level Management Graduate
 - Managerial Leadership Advanced Training
 - Postmaster Level 21-22 National Trainer
 - Corporate Succession Program

3. How long have you lived in the Association? **Since 2001.**

4. Have you served or are presently serving on any committee(s) for the Association? **No.**

5. Any other information you would like to provide: **No.**

AMBER PINGREE

NO STATEMENT
SUBMITTED

number, email address and home address will be whited out from this document.

Name: Howard A. Powell jr

1. Please provide your interest in serving as a Director and what goals do you want to see accomplished within your term as Director?

As a homeowner in Meadowview for 12 years, I would like to bring members together to do what is best in our community. To provide pride to ownership in Meadowview, and to have common sense by-laws for all to have an input in what and where the board should focus their efforts. The board is the voice of the membership. As Director, you have installed the board to institute the rules set forth by members.

2. What is your background and experience? Have you served as a committee member or Director for a Community Association? If yes, please elaborate on this experience:

I have served 2 different terms on a Condo Association, 85 units, with common areas, roadways, pool + spa, and the maintenance of all exterior of building/units. Was on Arch committee, Rules and Regs committee, VP, and at Large. I have also been Director/President, of 2 local youth sports organizations TVSA and TULL. I have been a member of Calif Youth Soccer Association as Director of Referees, and Disciplinary Committee for 12 years.

3. How long have you lived in the Association? 12+ yrs

4. Have you served or are presently serving on any committee(s) for the Association? _____

No

5. Any other information you would like to provide: I believe in open transparency and discussions with member/owners as #1 priority

I have knowledge of Roberts Rule of Order, and similar Rules and Regulations. I have been a Calif Lic. Contractor for 40 years. Involved with many city/state laws in construction

CANDIDACY STATEMENT – BOARD OF DIRECTORS 2022

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Name: Debra Thomas

1. Please provide your interest in serving as a Director and what goals do you want to see accomplished within your term as Director?

Goals

1. Finish Stream restoration
2. Preserve the meadow
3. Keep the Association financially sound.
4. Bring the community closer together with more events.
5. Club House patio to be completed

2. What is your background and experience? Have you served as a committee member or Director for a Community Association? If yes, please elaborate on this experience:

I have lived in Meadowview since 1985 except for one year out in the west county. I have lived in Temecula since 1977. I have been on the Meadowview several times as well as ARC.

3. How long have you lived in the Association? 36 years

4. Have you served or are presently serving on any committee(s) for the Association? ARC Board of directors

5. Any other information you would like to provide: