

PACIFIC RACQUET CLUB TOWNHOMES HOA

NOTICE OF ANNUAL MEETING & ELECTION OF DIRECTORS

To be held on:

August 20, 2024, at 6:30PM

Location: Online Via Zoom

<https://www.zoom.us/join>

Meeting ID: 853 1360 3098 Passcode: 907227

Or Join by Cell Phone: 669-900-6833

Meeting ID: 853 1360 3098# Passcode: 907227#

Dear PACIFIC RACQUET CLUB TOWNHOMES HOA Member,

The Annual Meeting of the members will be held on **August 20, 2024, Online Via Zoom**. The Annual Meeting convenes at 6:30PM, please be logged in prior to the 6:30PM start time. The **PURPOSE** of the meeting is to elect TWO (2) member(s) to the Association's Board of Directors for a term of TWO (2) year(s) and to conduct such other business as may properly come before the meeting.

The quorum requirement, as set forth in the Association Bylaws, mandates that SIXTY PERCENT (60%) of the total voting power of the Association membership (84 members) be present either in person or by ballot at the Annual Meeting, in order for the election to take place.

Each Member of the Association has the right to cast one (1) vote per separate interest owned for each matter submitted to owners for voting. Note that each director's vacancy counts as one matter. The Association's Bylaws allow cumulative voting for election to the Board of Directors; (you may split your votes amongst the candidates or place all votes towards one candidate).

If provided, information about the candidates is included on the attached pages.

WHY IT IS IMPERATIVE THAT I PARTICIPATE?

The State of California mandates that elections within your community be held on an annual basis and in accordance with those guidelines outlined in your governing documents. Through membership into this Association, you are granted the right to vote. Failure to vote does not negate the Association's responsibility to hold elections. Failure to achieve quorum will require additional notifications, mailings, and meetings, all at an additional cost to you, the member. Please help us keep costs down and your Association running by exercising your right and obligation to participate.

Inspector of Elections

The Board has appointed HOA Elect CA, LLC as the Inspector of Election. A Special Election Webpage has been set up for your convenience at **www.HOAElectCA.com/associations/prcth**

Online you can view candidate statements (if provided), view election rules, get instructions on voting, view meeting time and date and if needed, request a replacement ballot.

If you have any questions regarding this notice, please call HOA Election Professionals at: 855-701-VOTE (8683) or via email at Support@HOAElectCA.com.

We thank you in advance for your participation.

Warm Regards,
HOA Elect CA, LLC
On Behalf of The Board of Directors



July 15, 2024

OFFICIAL IRREVOCABLE BALLOT
FOR THE ANNUAL MEMBERSHIP MEETING OF THE
PACIFIC RACQUET CLUB TOWNHOMES HOA

Voting Instructions: You have a maximum of TWO (2) vote(s). Cumulative voting may be used therefore you may cast all votes towards one candidate or split them amongst the candidates. The total number of votes may not exceed TWO (2) vote(s) in total. Ballots attempting to cast more than TWO (2) vote(s) will be invalid and the ballot will be used for quorum purposes only.

***PLEASE NOTE:** The rules governing this election may be found here: www.HOAElectCA.com/associations/prcth

[1] Execute Votes for Director Candidates

Indicate #
Of Votes

➤ STEPHEN EMMENEGGER	<input type="checkbox"/>	➤ WRITE IN	<input type="checkbox"/>
➤ JUSTIN FULLERTON	<input type="checkbox"/>	➤ WRITE IN	<input type="checkbox"/>
➤ MICHAEL MARINO	<input type="checkbox"/>	➤ WRITE IN	<input type="checkbox"/>
➤ SEAN MOONEY	<input type="checkbox"/>	➤ WRITE IN	<input type="checkbox"/>

[2] Tax Resolution: PACIFIC RACQUET CLUB TOWNHOMES HOA and its general members hereby resolve that the Board of Directors shall be provided the authority to determine the disposition of excess operating funds (if any), at the end of the fiscal year, to either be applied toward the next year's operating budget in an effort to maintain the level of assessments or transfer the excess funds into the Association's Reserve fund. This resolution is consistent with the Association's income tax filing as an exempt homeowners' association pursuant to Internal Revenue Code Section 528.

_____ **Yes**, I approve of the Tax Resolution

_____ **No**, I disapprove of the Tax Resolution

**Please Follow the Voting Instructions Carefully and Return the Ballot to the Inspector of Elections
by Mail No Later Than 1:00 PM on August 20, 2024 to be Counted.**

HOW TO MAIL YOUR BALLOT:

Place this completed **SECRET BALLOT** in the Envelope Marked **SECRET BALLOT ENVELOPE #1**
Place the Envelope Marked **SECRET BALLOT ENVELOPE #1** inside the pre-addressed **ENVELOPE #2**
Sign your name in the provided location on the pre-addressed Envelope #2

END OF VOTING
PACIFIC RACQUET CLUB TOWNHOMES HOA

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CANDIDATE STATEMENTS

STEPHEN EMMENEGGER – Hello and thank you for considering my application. I am a native San Diegan who grew up in Clairemont and went to Madison High School and subsequently UC San Diego. My folks still live in their original home in Clairemont purchased way back in 1966! My background is engineering and I have past board experience albeit a very long time ago. I have been attending the monthly board meetings – first on Zoom and now in person and am very interested in moving from being a participant to an active leader in our community. I live across from board member Peter and through casual conversations came to appreciate his commitment to the betterment of our community through sound judgement, judicious application of HOA policy and above all empathy and compassion for everyone who lives here. My objectives include but are not limited to: 1) completing the current round of community upgrades, 2) maintaining a safe, healthy and happy community, 3) responsibly upgrading our landscaping, 4) improving the parking situation and finally, 5) facilitating healthy and productive dialog during our board meetings. Thank you again for considering my application to the PRC HOA board. -Stephan

JUSTIN FULLERTON – Tired of rising HOA costs??

Me too! That's why I'm running for a position on our community's board of directors.

My name is Justin Fullerton. I've been a resident at the Pacific Racquet Club for 4 years and have lived in San Diego for almost 15. I work locally at a biotech company as a scientist, coming with years of project management experience and a passion for making data driven decisions. My fiancé is an accountant and loves going over financial statements with a fine-tooth comb, so if you have me on the board you also get his auditing skills to make sure our community funds aren't going to waste!

My top priorities are **(1) preventing and removing wasteful spending, (2) serving the community's needs in a timely fashion, and (3) striving to improve our property's infrastructure and aesthetic without breaking the bank.**

If any of this sounds appealing to you, please vote for me, Justin Fullerton!

MICHAEL MARINO - Currently serving in the US Navy as an Aerospace Maintenance Duty Officer. Prior to my military career, I was a Construction Supervisor managing residential and commercial building projects from inception through completion. I also specialized in Heating Ventilation & Air Conditioning (HVAC). My goal and vision for our community is to continue improving our property with the most cost-effective solutions that add greater value, comfort, safety and security to our homes. I want to foster open communication and transparency to where our efforts are deployed along with justification of our priorities.

SEAN MOONEY - Occupation: Mechanical Engineer and Project Manager Lived at Pacific Racquet Club since 2016 I am a current board member and I wish to continue to be on the board in order to ensure continued management of association's upkeep within the financial limitations we have. I strive to keep association dues as low as possible.

END OF CANDIDATE STATEMENTS
PACIFIC RACQUET CLUB TOWNHOMES HOA