



Mesa Village Homeowners Association

10540 Caminito Baywood
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MESA VILLAGE HOMEOWNERS ASSOCIATION NOTICE OF ANNUAL HOMEOWNERS MEETING PLEASE RETURN YOUR BALLOT AS SOON POSSIBLE

Meeting Date: **October 22, 2024**

Purpose: **Election of Board of Directors**

Time: **Meeting Starts: 7:00 P.M.**
Check-in Time: 6:30 P.M.

Location: **10540 Caminito Baywood, San Diego CA 92126**

THE MEETING WILL START ON TIME AT 7:00 P.M. SHARP!

WHO SHOULD BE ELECTED TO THE BOARD OF DIRECTORS?

Members of the Board of Directors should be responsible people who have the interest and the time to serve the community. They should be knowledgeable and experienced individuals whose interest is the community. The only compensation that a member of the Board of Directors receives is the gratitude of the community for undertaking a difficult task.

WHO QUALIFIES AS A DIRECTOR?

Any person who is an owner and resident of the Association in good standing may serve as a Director. This person should be an owner of record. **ENCLOSED ARE THE BIOGRAPHIES OF NOMINEES RUNNING THIS YEAR.**

HOW DO I VOTE?

Enclosed you will find a ballot, two envelopes, election instructions and the meeting minutes from the previous annual meeting. **If you do not plan on attending the annual meeting in person, please be sure to fill out and return the enclosed absentee ballot as described in the procedures below.**

As you know, the main purpose of the annual meeting is to elect new Directors to the Board. There are four (4) positions open on the Board. Each unit is entitled to cast four (4) votes. You may cumulate your votes and vote more than once for any particular candidate. The candidates for the open Board positions are identified on the ballot.

The enclosed ballot allows you to vote for the candidates, as well as to approve last year's annual meeting minutes, and the motion regarding IRS Revenue Ruling 70-604. The double-envelope system will allow the Association to verify that the proper individuals are voting while ensuring that the ballots remain secret. **It is important that you review and follow these instructions:**

1. Cast your votes on the Official Mailed Ballot (do not sign or put any identifying information on the ballot).
2. Place the Official Mailed Ballot in the White #9 envelope and seal. Please note that once submitted, the Official Mailed Ballot **cannot** be revoked.
3. Place White #9 envelope in the larger Yellow #10 envelope.
4. **In the upper left hand corner of the exterior Yellow #10 envelope, please sign and print your name and identify your unit's address.**
5. Either mail the Yellow #10 envelope to the pre-printed address so that it will be received by 3:00 P.M. Tuesday October 22, 2024.

After you have completed the Official Mailed Ballot, be sure to complete all the steps listed above. The Association must have enough Ballots to achieve the necessary quorum count of thirty-three percent (33%), which is the minimum number of members that must be represented in order to hold the meeting. Without a quorum, the annual meeting will need to be rescheduled, which may result in additional costs to the Association. You are encouraged to return your Ballot even if you plan on attending the meeting so that the Association will be sure it has the necessary quorum.

DO I HAVE TO VOTE?

Your participation is needed to help ensure that quorum for the annual meeting is reached. In doing so then you are doing your essential part towards helping in maintaining this wonderful community. Thank you for taking the time to read through this notice and we look forward to receiving your ballot and seeing you at the annual meeting. **If we do not have a quorum, a second meeting will be necessary and costly to the Association. WE ENCOURAGE YOU TO SEND IN YOUR BALLOT.**

PROCEDURE FOR ELECTION DAY

Check-In will begin at 6:30 P.M. and the meeting will begin promptly, at 7:00 P.M.

WHO ELECTS THE PRESIDENT, VICE PRESIDENT AND OTHER OFFICERS?

The Board of Directors elects the Officers of the Association. The election of officers is made during the organizational meeting immediately following the annual meeting or at the first meeting of the board.

CAN OTHER BUSINESS BE BROUGHT UP AT THE ANNUAL MEETING?

The Annual Meeting only has one agenda item, that is to elect directors to the Board. The Board will be available to answer general questions pertaining the to Association. Personal issues should brought up to management separately during office hours.

A QUORUM OF HOMEOWNERS IS REQUIRED TO HOLD A LEGAL MEETING.

According to your Association's By-Laws, a quorum count of thirty-three percent (33%) represented either by ballots or eligible homeowners is required in order to hold a legal meeting. As you can see, it is very important to have a quorum. **If we do not have a quorum, a second meeting will be necessary and costly to the Association. WE ENCOURAGE YOU TO SEND IN YOUR BALLOT.**

Sincerely,



Jim Webster
Mesa Village Board President

**MESA VILLAGE
HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERS
October 22, 2024**

2024 Annual Meeting Agenda

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Agenda

- 6:30 P.M. Homeowner Check-In
- 7:00 P.M. Call to order
- Election Of Directors
 - Candidate presentation
 - Explanation of voting procedures
 - Introduce inspector, explain the next steps
 - Voting
- Tabulating of ballots – Inspector of Elections & tabulating committee
 - Explain positions
 - How the board designates officials
- Looking Forward
- Announcement of Election Results –
 - Board of Directors
 - Meeting Minutes
 - IRS Revenue Billing
- Adjournment
- Organizational Meeting of the Board