

ENCINITAS RANCH COMMUNITY ASSOCIATION

9610 Waples Street
San Diego, CA 92121-2992
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2020 ANNUAL MEETING OF MEMBERS

NOTICE IS HEREBY GIVEN that the 2020 Annual Meeting of Members is scheduled as follows:

DATE: NOVEMBER 30, 2020
TIME: 5:00 P.M.
PLACE: VIA ZOOM

The primary purpose of the meeting shall be to act on the following matters:

1. To elect **FIVE (5)** Directors to serve on the Association's Board of Directors, for a term of two (2) years;
2. To approve the 2019 Annual Meeting Minutes;
3. To approve the "70-604 Tax Revenue Ruling";

Attached please find the notice of Board Member Expansion from Five to Seven.

In accordance with California Civil Code, attached are the following candidate statements for:

- Todd Cox
- Gina Mancuso
- Surin Mitruka (Incumbent)
- Ed Richardson (Incumbent)
- Charles Steimle (Incumbent)

Please Note: 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.

The voting power of the Association is 500 total homes. Each home is permitted one (1) ballot. Ballots will be mailed to the membership at least 30 days prior to the meeting and election date. Return ballots must be received in the envelopes provided by the inspector by mail, or other certified delivery to: The Ballot Box, 13681 Newport Ave. #8-341, Tustin, CA 92780. The deadline for the receipt of mailed ballots is close of business on November 24, 2020.

If you would like a receipt for your returned ballot, you are encouraged to mail the ballot with tracking through the United States Post office, or other certified delivery service (UPS, Fed-Ex, DHL, etc.). You may also request a confirmation of receipt of your ballot via email to info@ballotboxservices.com.

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Upcoming Board of Directors Elections

The Board of Directors recently adopted and ratified a formal resolution to expand the size of the Board from five to seven members. The Board is able to do this based on the community's Bylaws and in particular Article 5.

- The Board made this decision based on its desire to create more opportunities for member involvement, expand member input and seek more diverse views and opinions.
- There are now **FIVE** open director seats to vote on at the upcoming election. While the deadline to submit a candidate statement and appear on the ballot has passed, members still wishing to run for election can do so as a write-in candidate.

Members with any questions about this change can contact Jayne Whitaker, our community manager, at 858-795-7051 or at jwhitaker@nnj.com.

Dear Members of the Association,

I love Encinitas Ranch. I've had the pleasure of meeting and interacting with many of you over the course of the last 3 years and I am always lifted up by the spirit that this community holds. You may recognize me while walking my Golden Retriever or while driving my '57 Chevy wagon. I intend to raise my young family in this home and will likely remain for the next 20+ years. To that end, I hope to play a role in keeping this community at the standard that makes this such a great place to live.

I currently serve on the Architectural Committee and bring 10 years of experience as a board member of an HOA in a master planned community in La Jolla. During that time we successfully transitioned the management company, improved vendor performance, and added new services, all while maintaining the budget each year of my involvement. At the time, the Association was fully funded for 20 years at 150% with ample reserves to account for unplanned events or issues. I have learned the process, legalities, and the responsibility of an active board member and offer this experience to you now.

I do not have a specific agenda that I would like to address with this Association. I believe that the current board has done, and is doing, a great job. That said, it is important the board gain new participants to continue to carry us forward in the years to come. It is for this reason that I submit my application to serve this community. I will learn the current status of our association and its operation, search for and implement ideas that improve efficiency or add value, and assist in maintaining this beautiful community. I will commit my time to ensure that this community is the standard of how our world should be.

I appreciate your consideration.

Sincerely,

Todd Cox

Gina Mancuso
576 Samuel Court
Encinitas, CA 92024

September 30, 2020

Dear Encinitas Ranch residents,

My family and I have been a proud resident of Encinitas Ranch for over 13 years, and I am excited at the opportunity to be elected as a new member of the Board of Directors for Encinitas Ranch. Over our 13 years here, we have witnessed people come and go, but one thing has remained constant, we adore our Encinitas Ranch community. Lifelong friendships have developed throughout our time here, and subsequently, we have come to learn more about our neighbors' wants and needs in Encinitas Ranch.

The people in this community have a voice, and it should be heard and respected. Additionally, I have a desire to bring my personal thoughts and ideas to the table. I feel it is important to have a diversity of residents on the board so that people in all walks of life are considered when changes are being discussed and executed.

If I were to be elected as a board member, my goals would be the following:

- Establish fair and attainable parking rules: processes and consequences
- Streetlights maintenance
- Pathway lighting maintenance
- Speeding enforcement
- Easier and more fluid communication
- Quicker turnaround times with applications and feedback
- Trust with the residents

Thank you for your consideration to elect me as a new member of the Board of Directors for Encinitas Ranch. I am confident I would proficiently handle all the needs assigned to me on the board of my beloved community.

Kind regards,

Gina Mancuso
619-757-6629
gmancuso@mancusomedia.com

Surin N. Mitruka

Encinitas Ranch Board of Directors Candidate Statement

09/14/2020

Dear ER Homeowner:

My name is Surin Mitruka, and I am running for one of the available ER Board of Directors positions. I was formerly a physician, and am currently a healthcare consultant. I have served on the ER Board and the Architectural Committee (AC) since 2018. I have been a part-time resident of Encinitas since 2008, a full-time resident of Encinitas Ranch since 2014, and a homeowner in this lovely community since 2017.

Since my tenure on the Board, some significant accomplishments have included: (1) completion of the reclaimed water project (2) beautification of community hillsides and trails (3) painting and repair of fencing (4) infrastructure upgrades, and (5) streamlining AC Standards to remain contemporary.

Looking forward, as it has become apparent that our lifestyles and priorities are evolving, a few of the Board's most pressing priorities will continue to be: (1) maintaining safety of our residents through communication, education, and vigilance (2) assuring fiscal and fiduciary responsibility through sound financial oversight, and (3) maintaining or increasing property values as our immediately surrounding community changes, by promoting and encouraging landscaping and architectural modernization.

In this uncertain and turbulent time, consistency, collaboration, and communication are paramount. I am confident that with the current, and perhaps potentially expanded leadership, that the executive, financial, operational, and informational functions of the HOA will be maintained and improved.

As a Board member, I won't make promises that I can't keep, yield to special interests, nor assure that which isn't sustainable. As a Board member, I will listen, engage, and responsibly lead. I will bring a cooperative and congenial, yet disciplined and orderly approach to decision-making. My strength is clarity and critical thinking. My weakness is impatience with hidden agendas and the subversion of progress. I will serve you well. Thank you for your continued consideration and support.

Sincerely,



Surin N. Mitruka, MD, MBA

"We make a living by what we get; we make a life by what we give." Winston Churchill

My family and I have lived in Encinitas Ranch for over eight years. I have been a board member since March 2016 having responsibility for the landscape committee and as Treasurer for the board. My goal has been to try to preserve and enhance the wonderful community in which we live, while representing the diverse needs of all the Encinitas Ranch homeowners. As a board member and as CFO I have worked diligently to reduce our expenditures and balance our budget. This has allowed us to free the funds necessary to upgrade our landscaping and infrastructure without raising rates. We have also fully funded our reserves and have a detailed Reserve Study that demonstrates that we are over 100% reserved. Most HOA's are 50-70% reserved. As head of the landscape committee we developed a five year plan to improve the appearance of our community. We have upgraded the entrances to all six of our communities as well as redoing the parks and internal trails. The major slopes behind Jensen Court, Rihely Court, Brae Mar and Verbena were completed as well as a major replanting of the roadway islands and circles. We are currently upgrading the golf course trail, the zig zag trail above Cypress Hills park and the parkways. I have served on a number of corporate boards as a member and as Chairman. I have held senior executive management positions in a major international engineering and construction firm bringing relevant experience in organizing, planning, contracting and project management to ERCA. I have extensive experience in improving and streamlining work processes to make them more responsive and cost effective to our homeowners. My strengths include open mindedness, inclusiveness, a broad perspective, responsiveness, thoroughness and a desire to make a positive impact on our community.

My wife and I are very happy here and it would be a pleasure to continue to serve you as a member of the board. I would like to continue to update our community to enhance our home values and attract new residents. I would like to continue to build a strong positive relationship amongst the homeowners, the board and the city where Encinitas Ranch is seen as the premier community to reside in and the best place to raise families in the area.

Ed Richardson

My name is Chuck Steimle. You may not remember my name but I was the board member checking all five sections of Encinitas Ranch to make sure that all fences were repaired and painted properly. It was my pleasure to meet some of you that I wouldn't normally see. My wife and I have lived in Encinitas Ranch for 13 years. Four years ago I was asked to run for the HOA board and was elected. We have accomplished a lot but there are still changes that need to be implemented.

During the last four years the board has installed a recycled-water system for the common areas, resealed the streets and painted the fences while upgrading the landscape throughout the community. This was accomplished with no increase in dues and the reserves remain strong at over 100%. Due to the pandemic our social gatherings were curtailed but we hope to start them again once covid is under control.

There are still projects that need to be completed and if elected I will make every effort to complete these projects as fiscally-responsible as possible. My HOA philosophy remains the same-the HOA board should be like surgery, when needed, the least invasive is best.


Charles (Chuck) Steimle