

March 31, 2025

PRE-BALLOT NOTICE OF ANNUAL MEETING & ELECTION OF DIRECTORS

Dear 1537 South Wooster Street Owners Association Homeowner:

The Annual Meeting of the Membership and Election of Directors for the 1537 South Wooster Street Owners Association Homeowners Association will be held at 7:30pm on June 5, 2025 and will be held virtually via Zoom with an in-person viewing location of 197 Woodland Pkwy, Ste 104, San Marcos, CA 92069. Please note ballots will not be collected at the in-person viewing location.

Zoom Meeting Login Information

Web address: <https://us06web.zoom.us/j/2984967482?omn=85981001658>

Meeting ID: 298 496 7482

Phone Number: +1 669 444 9171

The PURPOSE of the meeting is to elect 5 members to the Association's Board of Directors and to conduct such other business as may properly come before the meeting. 5 directors will be elected for a 2025-2026 year term. Cumulative voting is allowed. Write-in candidates ARE NOT allowed. The owner(s) of each lot shall have a total 5 votes. A ballot which casts more than 5 votes will be disqualified.

Candidates to appear on the ballot:

BILLY CORT

1537 S WOOSTER ST, UNIT 101
LOS ANGELES, CA 90035

KALEN CYCAN

1537 S WOOSTER ST, UNIT 202
LOS ANGELES, CA 90035

ARIELLE GEREBOFF

1537 S WOOSTER ST, UNIT 109
LOS ANGELES, CA 90035

MARIBETH GOMEZ

1537 S WOOSTER ST, UNIT 104
LOS ANGELES, CA 90035

LESLIE LAPAGE

1537 S WOOSTER ST, UNIT 201
LOS ANGELES, CA 90035

MATTHEW SHAPIRO

1537 S WOOSTER ST, UNIT 107
LOS ANGELES, CA 90035

SAMANTHA TEHRANI

1537 S WOOSTER ST, UNIT 105
LOS ANGELES, CA 90035

Members Rights to Request – Requests can be made to info@thirdpartyvoting.com

- A member may submit a request to have association documents and notices sent to up to two (2) different specified addresses, pursuant to Civil Code Section 4040(b).
- Association members have the option to receive this notice by individual delivery, pursuant to Civil Code Section 4045(b).
- Members are permitted to verify the accuracy of their individual information on the Candidate Registration list and Voter lists, pursuant to Civil Code Section 5105(a, 7).

Quorum requirements are:

- 1st Attempt = 50% Quorum (8 ballots)
- 2nd Attempt via CA Statutory Reduced Quorum (Civ. Code § 5115) = 20% Quorum (3 ballots)
 - Adjournment to use 20% Quorum must be approved by Association at prior meeting if it is not stated in the governing documents.

The election rules governing this election can be found here:

<https://1537swooster.wordpress.com/>

Ballots:

- Ballots will be sent to you directly at a minimum of 30 days from the election.
- Ballots are to be received by mail no later than 3:00pm on June 5, 2025.
- Ballots are to be sent directly to our inspectors of election, Third Party Voting, at PO Box 460232, Escondido, CA 92046-9845.

Members Rights to Request – Requests can be made to info@thirdpartyvoting.com

- A member may submit a request to have association documents and notices sent to up to two (2) different specified addresses, pursuant to Civil Code Section 4040(b).
- Association members have the option to receive this notice by individual delivery, pursuant to Civil Code Section 4045(b).
- Members are permitted to verify the accuracy of their individual information on the Candidate Registration list and Voter lists, pursuant to Civil Code Section 5105(a, 7).