

May 11, 2026

PRE-BALLOT NOTICE OF ANNUAL MEETING & ELECTION OF DIRECTORS

Dear Casitas Del Monte Owners Association Homeowner:

The Annual Meeting of the Membership and Election of Directors for the Casitas Del Monte Condominium Owners' Association will be held at 9:00am on July 11, 2026 and will be held virtually via Microsoft Teams with an optional 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.

Microsoft Teams Meeting Information

Web address: <https://teams.live.com/meet/9355788172054?p=NmYEFm6cQgFrXnnE17>

The PURPOSE of the meeting is to elect FIVE (5) members to the Association's Board of Directors and to conduct such other business as may properly come before the meeting. FIVE (5) seats are up for election; THREE (3) seats are for a TWO (2) year term, and TWO (2) seats are for a ONE (1) year term. Cumulative voting is allowed. Write-in candidates are allowed. Cumulative voting is not allowed for write-in candidates. The owner(s) of each lot shall have a total of FIVE (5) votes. A ballot which casts more than FIVE (5) votes will be disqualified.

Quorum requirements are:

- 1st Attempt = Majority Quorum (50% + 1 = 321 ballots)
- 2nd Attempt via CA Statutory Reduced Quorum (Civ. Code § 5115) = 20% Quorum (128 ballots)
 - Adjournment to use 20% Quorum must be approved by Association at prior meeting

Candidates to appear on the ballot:

- Larry Austin
- Desiree' Bradanini
- Dennis Highstreet
- Robert Joki
- William A. Potts
- Erin Rojas
- David Rosen

The [election rules](#) governing this election and [candidate statements/bios](#) can be found here: www.thirdpartyvoting.com/hoa/casitasdelmonte

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 5:00pm on July 10, 2026.
- 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).