

LYON'S GATE COMMUNITY HOMEOWNERS ASSOCIATION

c/o Brown Community Management, Inc.
7255 E. Hampton Ave. #101, Mesa, AZ 85209
Phone: 480-539-1396 ~ Fax: 480-889-5087
www.BrownManagement.com

ABSENTEE BALLOT

There is one (1) director position available, with a term of three (3) years, for this election to the Board of Directors of the Lyon's Gate Community Homeowners Association, to be held at the Annual Meeting on Wednesday, December 2, 2020. Sign-in will begin at 6:45 pm and the meeting will commence at 7:00 pm at the Lyon's Gate Community Association Clubhouse, located at 1811 S. Martingale Rd. Gilbert, AZ 85295. Please vote for one (1) candidate.

If you would like to run for one of the positions you may nominate yourself at the meeting, as nominations will be accepted from the floor.

Vote (Check Box):	Candidates Names:
	Denise Fecci (Incumbent) <u>Write-In:</u> _____
	Sarah Jo Frasier <u>Write-In:</u> _____
	Adam Mayor <u>Write-In:</u> _____
	Dan Pope <u>Write-In:</u> _____

Approval of 2019 Annual Meeting Minutes (Enclosed)

I vote to approve the minutes of the previous annual meeting of the Association held on December 04, 2019.

Yes _____ No _____

Once you have completed your ballot, please mail, fax, hand deliver, or email it to: Lyon's Gate Community Homeowners Association, at the above address, fax number, the community clubhouse located at 1811 S. Martingale Rd. Gilbert, AZ 85295, or marlen.rasmussen@brownmanagement.com. Ballots must be received before 12:00 pm on December 2, 2020 in order to be counted. Ballots will also be accepted at the meeting no later than 7:00 pm.

Lot Number: _____

Name (Please Print): _____

Address: _____

Signature: _____

The Association has 1936 Members. According to the Associations Bylaws, 10% of those eligible to vote constitutes a quorum in order for the meeting to be held. Therefore, 194 Homeowners (if all 1936 members are in good standing) must be represented, in person or by absentee ballot, at this Annual Meeting in order for it to be officially recognized. So, if you are unable to attend the meeting please return your signed absentee ballot to the above address to be used for quorum.

PLEASE NOTE: This ballot is valid only for this election of the Board of Directors and expires immediately after the completion of the election. This ballot is valid for the purpose of establishing quorum. This ballot is irrevocable once submitted.

Denise Fecci

Profession: Educator/Trainer; 25 years

Residency: Deeded resident, cluster home; 13 years

I have served on the Lyon's Gate Board of Directors for 6 years, holding the positions of President, Treasurer and Secretary. While serving, I worked collaboratively with other members to ensure the fiscal health of the association, which has helped enhance the value of the community, maintain the dues and build the reserve to \$2.1 million.

As a Social Committee member for 8 years, we have been responsible for planning and executing the activities in Lyon's Gate, like the Annual Block Party, Movie in the Park and Winter Wonderland.

Currently, I am providing insight and history of our community to our new property manager as we transition. This is a huge undertaking and there are many outstanding projects that need oversight. I will continue to support her in any way needed in order to allow a seamless transition.

If elected, I will serve in the best interest of the membership by working vigilantly with fellow Board members and our new property manager to ensure sound fiscal decisions, properly informed residents and a well-maintained community. I respectfully ask for your vote to the 2021 Board of Directors.

My name is Sarah Jo Frasier. I have lived in Lyon's Gate with my dog Alex since December 2018. It is truly my home. As a homeowner, I take pride in what Lyon's Gate represents. I love my morning runs in the community and seeing so many residents out and about.

I would make an excellent member of the board. I will serve as a representative of families and answer to you first. Building a relationship with the people in Lyon's Gate is an important part of being a board member. I promise to take my role seriously while upholding the values and needs of the people and the community. I will serve with the mindset of making smart long-term business decisions that ultimately increase property values and ensure that Lyon's Gate stays a desirable neighborhood to move into and be a part of.

As a government/economics teacher for 10 years, I held many leadership positions within my district. Civic service and fiscal responsibility were important topics I incorporated into every lesson. Being an HOA member is the perfect opportunity to serve and foster a positive connection with even more community members. After leaving teaching, I have found more time and a desire to serve. I work from home for a tech company. This allows more time I can dedicate to serving the residents. I would love the opportunity to serve you as a member of the Lyon's Gate HOA board.

Greetings.

My name is Adam Mayor and I am writing to introduce myself to you in order to gain your vote to grant me the privilege of being on the board of directors for the HOA of the great Lyon's Gate community. I am a Vice President of technology operations at Wells Fargo bank with 11 years of experience in the finance industry. My skill sets of project management, incident resolution will benefit the HOA if I am elected. I have always been fond of the town of Gilbert; however, the Lyon's Gate area was the location my wife and I fell in love with and decided to start a new family in. I am running for the board because I see opportunities to improve the community for everyone's benefit. When the time comes, vote for Mayor if you want to take back the neighborhood sidewalks from low hanging tree limbs or encroaching bushes. Vote Mayor if you and your love ones want to see someone try and resolve the issue of tripping hazards from uneven concrete sidewalks. Vote Adam Mayor for a more safe and peaceful Lyon's Gate community.

Let us work together.

Sincerely, your neighbor.

Dan Pope

My wife Doreen, my daughter Megan and I have lived in Lyon's Gate since the summer of 2014 when my employer moved me to Arizona to handle their Southwest territory.

I attended the Cleveland Marshall School of Law while working full time and passed the bar State of Ohio in 2001. I have spent my career in construction risk management and construction finance. I really enjoy living in the West after spending the first half of my life in the Midwestern and Mid-Atlantic States. My family and I have made a hobby of exploring the backcountry and National Parks of Arizona and the surrounding states in our Jeep. We intend to stay in Lyon's Gate at least until I retire and Megan starts college.

Lyon's Gate Community Association
2019 Annual Meeting Minutes
Thursday, the 4th of December
Community Clubhouse
1811 S. Martingale Rd, Gilbert, Arizona 85295
6:00 PM

Call to Order – Established Quorum

Meeting was called to order at 6:13 PM

Quorum was established with 170 returned absentee ballots and 25 homes represented, in accordance with the HOA governing documents.

Review of the 2018 Annual Meeting Minutes

RESOLVED, the 2018 Annual Meeting Minutes were reviewed and accepted.

Appointment of Inspectors

The following homeowners were appointed to tally the votes: Doreen Pope (Lot 1471), David McCarroll (Lot 987) and Patricia Schluter (Lot 1302).

Election- Nominations from the Floor

There are (5) five positions to the Board of Directors available; two 3-year terms, two 2-year terms and one 1-year term.

The floor was opened for nominations.

There were no nominations from the floor.

Introduction of Candidates

The membership reviewed all resumes submitted by candidates who chose to run for the Board of Directors and provided a brief introduction.

Election Results

Bob Ferron was elected to a 3-year term, Mike Adams was elected to a 3-year term, Rob Soncini was elected to a 2-year term, Pamela Bacigalupo was elected to a 2-year term and Denise Fecci was elected to a 1-year term.

Open Discussion

Homeowners were invited to express concerns and share comments regarding the community.

Adjournment

There being no further business to discuss, the Annual Meeting was adjourned at .8:04 PM

Respectfully Submitted,

Valerie McGuire

Independent Recording Secretary