

**DESERT BREEZE VILLAS CONDOMINIUM ASSOCIATION
ANNUAL MEETING AND ELECTION OF DIRECTORS**

The Board of Directors is pleased to invite you to attend the Annual Meeting. Please review the following information, execute, and then return the enclosed ballot by fax, mail, or email to frontdeskaz@totalpm.com. Those who are members of the Association as of February 1, 2017 are eligible to vote.

MEETING DATE: March 28, 2017

LOCATION: Community Clubhouse
10030 W. Indian School Rd.
Phoenix, AZ 85037

PURPOSE: TO ELECT FIVE (5) MEMBERS TO THE BOARD OF DIRECTORS
FOR A TERM OF ONE (1) YEAR
APPROVE 2016 ANNUAL MEETING MINUTES

TIME: 7:15 pm

Directly following the Annual Meeting and Election, an Organizational Meeting will be held to select officers from among the successful candidates.

HOW DO I VOTE?

The State Legislature changed the law in 2005 to require that all elections of directors be conducted by absentee or mail ballot. Voting is accomplished by returning the enclosed ballot or by voting at the Annual Meeting. Absentee/Mail In Ballots must be received by noon on March 24, 2015 in order to be counted.

HOW MANY VOTES DO I HAVE?

Each lot (home) is allotted one (1) vote per position open. In this election there are FIVE (5) positions open, which allows each lot to cast a maximum of FIVE (5) votes. Casting more than FIVE (5) votes will void the vote and will be counted for quorum purposes only.

QUORUM

The association currently has 144 members. According to the association's legal documents, 10% of those authorized to vote constitute a quorum. Therefore, as of February 1, 2017, in order to validate this vote at least FIFTEEN (15) ballots must be received. Once you have completed your ballot, you should return it to the association by fax, mail, or email to frontdeskaz@totalpm.com. Absentee/Mail In Ballots must be received at the association office by noon on March 28, 2017 in order to be counted.

BOARD OF DIRECTORS

DESERT BREEZE VILLAS CONDOMINIUM ASSOCIATION
MAIL/ABSENTEE BALLOT

ELECTION OF DIRECTORS:

There are five (5) seats on the Board of Directors, five (5) of which are to be elected at the annual meeting on March 28, 2017. Please vote for five (5) candidates. If you vote for more than five (5) candidates, your vote will not count. If the ballot is not signed, it will be voided.

- | | |
|---|--|
| <input type="checkbox"/> David Burdick | <input type="checkbox"/> Mike Malinak |
| <input type="checkbox"/> Cal Green (Incumbent) | <input type="checkbox"/> Maryann Mikulak (Incumbent) |
| <input type="checkbox"/> Hugo Heidinger (Incumbent) | <input type="checkbox"/> Roman Semaniuk (Incumbent) |
| <input type="checkbox"/> Jamie Kostick | <input type="checkbox"/> _____
Write in Candidate |

I do NOT want to vote for any of the above candidates, and direct this ballot to be used for quorum purposes only. By checking this box I void any candidate votes above.

The Association has 144 memberships. According to the association's legal documents 10% of those eligible to vote constitute a quorum. Therefore, as February 3, 2017, in order to validate this vote at least 15 ballots must be received.

Once you have completed your ballot, you should return it to the association by fax, mail or email to frontdeskaz@totalpm.com. Ballots must be received at the association office by noon on March 28, 2017 or be cast at the Annual Meeting in order to be counted.

2016 ANNUAL MEETING MINUTES:

- I vote to approve the annual meeting minutes.
- I vote against approving the annual meeting minutes.

IRS REVENUE RULING 70-604

To comply with the IRS Revenue Ruling 70-604, **if** the Association has a surplus of funds at the budget year-end, the membership needs to vote to apply any excess funds to next year's assessments to reduce potential tax liabilities.

___ For ___ Against ___ Abstain

THIS BALLOT IS IRREVOCABLE ONCE SUBMITTED. THIS BALLOT IS VALID AT THE ANNUAL MEETING AND ANY ADJOURNMENT THEREOF.

Print Name

Sign Name

Property Address

Desert Breeze Condominium Association

Candidate Biographies

Biographies are written as submitted and in alphabetical order by last name.

David Burdick

I've been a home owner in Desert Breeze since 2006. I have seen firsthand a lot of change over the years. I would like this opportunity to work on the board to represent the greater good of the home owners. I would like to advocate and be the voice of the majority not just a few select 'vocal' individuals. I believe the skill sets I have utilized in my prior work history will be an asset for this position. My background includes working over 30 years with a government agency (King County) and interacting with a diverse set of individuals in the construction, trucking and real estate. Thank you for considering me for this position.

Cal Green (Incumbent)

I am seeking support for re-election to the Board of Directors at Desert Breeze. My main concern going forward is to improve our community security. I am a retired Manager from Manitoba Hydro and have been involved as an investor in Desert Breeze since 2006. I have a good knowledge of the development, history, and changes of the property and would like to get more experience as a board member in order to improve the decision making processes of Desert Breeze. I understand how decision making can affect larger groups of people and as a board member I would work for improvements for all Desert Breeze owners.

Hugo Heidinger (Incumbent)

I am presently a current member of the Board of Directors and have served the community for the past 4 years. I am seeing re-election to continue providing serving the community on safety issues, community grounds and upholding vendors to present standards of service to DB. I thank you for your support and look forward to serving all homeowners and tenants at DB to the best of my ability and will enforce all rules and regulations as per the CC&Rs which are currently in effect. I will enforce the high standards that we have at DB to keep our community looking its best and strive to make things better.

Jamie Kostick

I am Jamie Kostick, an owner and full time Desert Breeze Villas resident. My past work experience would benefit our community. Former long term jobs that I have held include graphic designer, art instructor, art department lab tech, and church administrative assistant. With all these jobs I was responsible for getting bids on printing equipment, repairs and construction. I oversaw all projects from start to finish. I was also in charge of keeping the budget for both jobs. I really care about our community of Desert Breeze Villas and want to see it be a top notch community.

Mike Malinak

Hi, I have 30 years of upper management in manufacturing skills including operations, maintenance, purchasing. I have 10 years of business ownership in an 80 unit apartment complex and 40 unit motel including operations, maintenance and purchasing. I feel very qualified to help run the Board of Directors.

Maryann Mikulak (Incumbent)

Being a current Board Member living on property observing the day to day issues both day and night, I feel my experience is very helpful to Desert Breeze Community. If elected another term, I would be honored to represent this community.

Roman Semaniuk (Incumbent)

I have been a Board Member for the last five years, presently holding the position of Vice President. I believe the Board has done an exceptional job over the years representing the homeowners of Desert Breeze. If re-elected, I will continue to work diligently with the other Board Members and provide direction in making Desert Breeze the beautiful property it is today.

**DESERT BREEZE VILLAS CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES
March 22, 2016**

NOTICE

Upon due notice given and received, the Annual Meeting was called to order on March 22, 2016 at Desert Breeze Villas Condominiums at 6:06 PM.

ANNOUNCEMENT OF QUORUM

Managing Agent, Judee Parker, reported that a quorum had been established with over 10% (72 ballots) of the 144 owners of record represented either in person or by ballot.

INTRODUCTION OF CURRENT BOARD MEMBERS

The current Board of Directors was introduced as well as the Management Representative, Judee Parker, of Total Property Management.

INTRODUCTION OF CANDIDATES AND ADDITION NOMINATIONS

The slate of candidates consists of the following persons:

Dene Bleeker, Cal Green, Hugo Heidinger, Maryann Mikulak, Chuck Scott, and Roman Semaniuk.

INSPECTION OF BALLOTS

A MOTION WAS MADE, SECONDED, AND UNANIMOUSLY CARRIED to appoint Steve Colwell, Bob Bazin and Lynn Colwell as inspectors of the election.

RESULTS OF ELECTION

The new Board of Directors is as follows:	<u>(TERM EXPIRES)</u>
Cal Green	2016 - 2017
Hugo Heidinger	2016 - 2017
Maryann Mikulak	2016 - 2017
Chuck Scott	2016 - 2017
Roman Semaniuk	2016 - 2017

Approval of 2015 Annual Meeting Minutes

UPON MOTION DULY MADE, SECONDED AND UNANIMOUSLY PASSED the membership voted to waive reading of the prior year's minutes and approve them as written.

I.R.S. Revenue Ruling 70-604

To comply with the IRS Revenue Ruling 70-604, if the Association has a surplus of funds at the budget year-end, the membership is required to vote to apply any excess funds to next year's assessment to reduce potential tax liabilities. The result of this vote was For the application of any excess fund to next year's assessments to reduce potential tax liabilities.

ADJOURNMENT

There being no further business to come before the membership, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY PASSED to adjourn the meeting to the Organizational Meeting at 6:36 P.M.

Signature

Date

Signature

Date