

# VILLAGE AT OASIS

## HOMEOWNERS ASSOCIATION

Date: December 19, 2025

To: Members of Village at Oasis Homeowners Association

Re: **Official Notice of Annual Meeting of Members and Election of Directors**

The Annual Meeting of Members will be held as follows:

**Date:** Thursday, February 05, 2026  
**Time:** 10:00 AM - Call to Order  
**Location:** 4190 E. Palm Canyon Dr.  
Palm Springs, CA 92264  
There will be no in-person voting.

Alternatively, join the meeting from your Computer, Tablet or Smartphone:

<https://us06web.zoom.us/join> or Dial In: (669) 444-9171  
Meeting ID: 811 5616 4628 - Passcode: 703259

Enclosed with this notice is the information regarding your Annual Meeting and Election of Directors. Please read the information carefully before completing your Ballot and Envelope #2 - return envelope. Any errors may disqualify your ballot. Failure to sign Envelope #2 will also disqualify your ballot.

Enclosed with this notice are the following:

- ✓ Agenda for the Meeting
- ✓ Election and Voting Information from The Inspectors of Election, LLC (TIE)
- ✓ Candidate Information Statements\*
- ✓ 2025 Annual Meeting Minutes
- ✓ An Official Ballot for the Election of Directors, 2025 Annual Meeting Minutes and IRS Revenue Ruling 70-604 Approval
- ✓ A "Secret Ballot Envelope" (#1)
- ✓ A Ballot Return/Registration Envelope (#2)

\* - The candidates are solely responsible for the content in their statements. Neither the Association nor The Inspectors of Election have redacted or edited any of the content in the statements enclosed in this election package.

Please feel free to contact Lauris Bateman ([lbateman@viresorts.com](mailto:lbateman@viresorts.com)) with any questions on the Association's information. Please direct any questions about the election process or the enclosed balloting information to The Inspectors of Election at [info@theinspectorsofelection.com](mailto:info@theinspectorsofelection.com) or 888-211-5332.

We look forward to seeing you at the Annual Meeting on Thursday, February 05, 2026.

Lauris Bateman, Association Manager  
On Behalf of the Board of Directors

# VILLAGE AT OASIS HOMEOWNERS ASSOCIATION

**Annual Meeting of Members  
Thursday, February 05, 2026**

## **AGENDA**

<b><u>Registration</u></b>	<b>9:45 AM – 10:00 AM</b>
1. Close of Registration & Call to Order	<b>10:00 AM</b>
2. Introduction of Appointed Inspectors of Election	
3. Quorum determination by the Inspector of Election	
4. Close of Polls and Counting of Ballots – Inspector of Election	
5. Board President Comments	
6. Treasurer's Report	
a. 2025 Financial review	
7. Secretary's Report	
8. Management Report	
9. Open Forum	
10. Election Outcome by Inspector of Election	
11. Adjournment	<b>11:00 AM *</b>

\* Adjournment will occur following the counting of the ballots  
and announcement of the results of the voting.

### **NOTICE OF THE ORGANIZATIONAL MEETING OF BOARD**

A Board of Directors organizational meeting may be held immediately following  
adjournment of the Annual Meeting for the following purposes:  
*Election of Officers & Schedule First Regular Meeting of the New Board.*



## Election and Voting Information

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The process of conducting elections in Common Interest Developments (CIDs) in California is controlled under Civil Code Sections §5100-5145. The procedure for voting is conducted in a process modeled after the absentee ballot process used by California counties. As it is with that process, there is to be no identification on the ballot you will be submitting that might identify the voter. The process is to be overseen by an independent third-party inspector of elections. Your Board of Directors has selected **The Inspectors of Election (TIE)** to provide that function for this election cycle.

The quorum for holding a membership meeting is at least 25% of the Association's voting power. All properly submitted ballots will count towards the quorum requirement.

The Association bylaws allow for cumulative voting. There are two (2) open positions which provides each unit with two (2) votes in this election. The two (2) candidates receiving the highest number of votes will be elected to a two-year term. In the event of a tie vote between candidates for the final position, the tying candidates may concede to one another, agree to allow for a flip of the coin to determine the outcome, or if neither of these is agreed to by all parties involved, a Run-Off Election will need to be held.

If more than one individual owns a unit, while each is a member of the association, there is only one ballot for each unit and the members need to agree, collectively, how to cast the vote(s) for the unit on the single ballot. The Ballot Return / Registration envelope (#2) must be signed by at least one owner of record. Owners of multiple units will be provided a single ballot and envelope set for each unit owned. Each ballot must be returned in its individual envelope set and signed.

The Civil Code (§5100-5145) is very specific about how the ballot and voting **must** be completed. If you do not follow the directions, your ballots may not be counted. The process is as follows:

1. Complete your voting on the Official Ballot in the packet. **Use only black or blue ink. Please see the back of the ballot for complete ballot instructions.**
2. Place your completed Official Ballot in the yellow Secret Ballot Envelope #1 and seal it.
3. Place the Secret Ballot Envelope #1 in the Registration Envelope #2 that has been preprinted with your name and unit address. **Be sure to confirm your name and property address and complete by signing your name. If you do not sign as indicated, we will not be able to count your ballot.**
4. Return your completed Registration Envelope. It is pre-addressed to TIE and *return postage has been added for your convenience*. To ensure your ballot is counted please make sure it is received by TIE by mail no later than **10:00 AM on Thursday, February 05, 2026**. Alternatively, you may hand-deliver your ballot in its completed envelope set to the office of The Inspectors of Election during normal business hours at 2794 Loker Ave W, Suite 104, Carlsbad, CA 92010 prior to the date and time listed above.

You are encouraged to complete the ballot now and mail it to TIE. If you have lost or destroyed your ballot, please complete our online form at [www.inspectorsofelection.com/ballot-replacement](http://www.inspectorsofelection.com/ballot-replacement) or call The Inspectors of Election at 888-211-5332 before the meeting to request a replacement election package.

TIE's responsibility in this process is to provide this election package to each owner; receive the returned Registration Envelopes containing your Official Ballot; register them to establish a quorum to count the votes; present all unopened Ballot Envelopes at the Annual Meeting; open the Registration and Ballot Envelopes and tabulate the results. TIE will then certify the voting/election results and provide them to your Board of Directors.

**How can you help? Do not wait for the last minute to complete your voting.** Set a goal to complete and return your ballot within five (5) days of receiving this package.

**Your ballot is needed to meet the quorum requirement. Please return it even if you do not wish to vote in the election. The holding of a second meeting to meet quorum is expensive for the Association.**

We thank you for your cooperation and participation in this voting event.

**Kurtis Peterson, CMCA**  
The Inspectors of Election, LLC

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### ***KATHRYN M. DODDS***

Kathy has long been a member of HOA Boards, including a San Francisco 165 unit high rise, a Tiburon California 49 unit waterfront community and a Mendocino California 50 –1 acre lots private home community responsible for the septic and roads systems and common property. Kathy had several Board roles and has served as Board Treasurer for over 10 years. She has been responsible for budgeting, overseeing reserve studies, managing special assessment needs and participating in all aspects of the Boards she has served on.

Kathy is a past President of the San Francisco Financial Women's Association and The Mendocino Theatre Company. She retired several years ago after thirty years with PricewaterhouseCoopers (PwC), an international public accounting firm. Her experience included accounting and auditing, information system consulting, business process improvement, systems implementation and quality, project management, business continuity planning, and information systems auditing.

Kathy has a BA Economics, a Bachelor of Commerce in Accounting, and is a Canadian Certified Public Accountant.

Kathy has owned her Oasis condo for over six years. She has served as Treasurer on both the Villa and Village Boards. She is also currently the Treasurer /Secretary of the Village Board.

## Homeowners Association (HOA) Résumé

Name: Richard Fiedler

### Summary of Qualifications

Experienced and dedicated HOA leader with over 20 years of service, including committee leadership, treasury management, and serving as HOA President in Portland, OR. Proven track record of fostering community engagement, financial stewardship, and operational efficiency. My background includes extensive experience on nonprofit boards and as Director of Operations for the March of Dimes' Western Region.

### HOA Experience

Currently serving on the Oasis Master Board of Directors

Homeowners Association – Portland, Oregon

#### President (9 Years)

- Led the HOA with a focus on fostering community engagement and transparency.
- Managed meetings, developed agendas, and ensured compliance with bylaws and state regulations.
- Mediated disputes and maintained productive relationships among community members.
- Supervised financial planning, including annual budgets and reserve fund management.

#### Treasurer

- Managed HOA financials, including budgeting, accounts receivable/payable, and financial reporting.
- Ensured timely payment of bills and accurate record-keeping.
- Conducted audits to maintain fiscal integrity and transparency.

#### Committee Member (Various Committees)

- Collaborated with fellow members to enhance community amenities and address resident concerns.
- Contributed to the successful execution of projects such as landscaping upgrades, maintenance planning, and neighborhood events.

### Professional Experience

#### Director of Operations – Western Region, March of Dimes

- Oversaw regional operations, managing teams and budgets to achieve organizational goals.
- Developed and helped write Operational and Financial procedures. All chapters under my supervision completed perfect audits for 15 years.
- Worked collaboratively with board members, donors, and community partners.

### Nonprofit Board Experience

- Served on various nonprofit boards, contributing to strategic planning, fundraising, and organizational governance.
- Applied leadership skills to build consensus and achieve mission-driven objectives.

### Skills

- HOA Governance and Compliance
- Financial Management and Budgeting
- Leadership and Team Collaboration
- Strategic Planning and Operations
- Conflict Resolution and Mediation
- Community Engagement

References available upon request.

**VILLAGE AT OASIS HOME OWNERS ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
Monday, February 10, 2025, 10:00 AM

**Location**

Canyon Room, Oasis Clubhouse

**Board Members in Attendance**

Bill Clifford  
Tony Thomas  
Kathryn Dodds  
Susan Guerrini (virtual)  
Terry Durst

**Management Company in Attendance**

Lauris Bateman  
Duane Rohrbaugh  
Maria Banning

**Owners in Attendance:** Numerous owners as evidenced by roll call.

**Close of Polls**

The election polls closed at 10:00 AM.

**Call to Order**

President Clifford called the meeting to order at 10:00am PST.

**Introduction of Appointed Inspector of Elections**

The Inspector of Elections (“TIE”), were linked to the meeting through a Zoom call with Sukey Hildebrandt opening and tabulating the ballots.

**Proof of Quorum**

Ms. Hildebrandt reports that 40 owners were in attendance either by ballot. No ballots were deemed invalid. The valid ballots represent 48.7% of the eligible voting power which exceeds the required amount of 25% or 21 owners of the eighty-two units.

**ELECTION RESULTS**

TIE tallied the ballots. The results were as follows:

Number of units	82
Quorum Needed	21
Ballots Counted	40
Total votes cast in election	114
Total votes possible in election	120
Total votes withheld/not voted	6
Total ballots not counted	0

## **Election of Board Members**

Bill Clifford	<b>Elected</b>
Susan Guerrini	<b>Elected</b>
Carlos Izbicki	<b>Elected</b>

were elected as Board members and will fill a two-year term which expires in 2027.

## **IRS Revenue Ruling for 2025**

<b>Approved</b>	<b>37 votes</b>	<b>Passed</b>
Disapproved/Abstained	3 votes	

The IRS Revenue Ruling is approved.

## **2024 Annual Meeting Minutes**

<b>Approved</b>	<b>38 votes</b>	<b>Passed</b>
Disapproved/Abstained	2 votes	

## **Meeting Adjournment**

*Upon an unanimously approved motion, made by Rick Rosebloom, the Annual Meeting was adjourned at 10:10am PST*

I hereby certify that the foregoing is a true and correct copy of the minutes of the Village at Oasis Home Owners Annual Meeting held on February 10, 2025, and were approved by the ownership at the Annual Meeting held on February 2026.

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Kathryn Dodds, Secretary/Treasurer

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Date