(Notice to be sent by email and mailed on letterhead to addresse)

(Email subject title)

NOTICE OF DISQUALIFICATION OF NOMINEE

****

(Insert date)

Bill Brown

69703 Van Gogh Road

Cathedral City, CA 92234

Re: Annual Election of Association Board of Directors

 Membership Meeting Date: (Insert meeting date)

 Disqualification of Nominee for Candidate as Director

Dear Mr. Brown,

This notification is associated with to your request to be included as a candidate for election to the Associations Board of Directors at the Annual Membership meeting referenced above. The Association previously notified you that its examination of your qualifications to be a Director identified issues concerning your qualifications and you were invited to participate in internal dispute resolution pursuant to Civil Code §§5900- 5920 to resolve those issues.

Because (you have not requested to participate in internal dispute resolution concerning your qualifications) or (having participated in an internal dispute resolution process related to your qualifications the Board found against you and made a determination that you are not qualified to be a candidate, or to serve on the Board.) This communication is your notice that you are disqualified from becoming a candidate for the referenced election for the following checked reason(s):

[ ] You are not currently a member of the Association.

[ ] You have not been a member of the Association for one year preceding your nomination.

* + 1. [ ] if elected, you would be serving on the Board at the same time as another person who holds a joint ownership interest in the same Lot, and the other person is already properly nominated for the current election or an incumbent director.
		2. [ ] You are delinquent in the payment of regular and/or special assessments owed to the Association and you have not either: (i) paid the delinquent assessments under protest; or (ii) entered into a payment plan with the Association.

[ ] You have a past criminal conviction that would, if you were elected, either prevent the Association from purchasing required fidelity bond coverage or terminate the Association's existing fidelity bond coverage

Thank you for your interest in serving the Association.

(Insert signature)

John Smith

Inspector of Elections

Montage at Mission Hills Homeowners Association