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

(Email subject title)

NOTICE OF INTENT TO DISQUALIFY BOARD NOMINEE

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(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)

 Intent to Disqualify Nominee for Candidate to the Board of Directors

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 has conducted its examination of your qualifications to be nominated as a Director and has identified issues concerning your qualifications. Specifically, your nomination appears deficient for one or more of the following reasons checked here.

[ ] 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.

In order to give you the opportunity to clarify this matter the Board invites you to participate in internal dispute resolution (IDR) pursuant to Civil Code §§5900- 5920 to resolve those issues. A copy of the current Association internal dispute resolution process is attached for your reference.

If you chose to participate in an internal dispute resolution process (IDR) You must notify the Inspector of Elections of your intent to participate in an internal dispute process within 10 days of your receipt of this notification. You will then receive information about details of the IDR related to this matter.

If you chose not to participate in the internal dispute resolution or do not contact the Association regarding this opportunity, your disqualification as a nominee for the Board of Directors will be immediately upheld and you will receive a final notice of disqualification.

Should the internal dispute resolution find the proposed disqualification be incorrect or without merit, your candidacy for the Board of Directors approved and your name will be added to the ballot for the election referenced.

Thank you for your interest in serving the Association.

(Insert signature)

John Smith

Inspector of Elections

Montage at Mission Hills Homeowners Association