

Greentree Homes Association

SELF-NOMINATION FORM FOR CANDIDACY FOR THE NOVEMBER 2026 ANNUAL MEETING

Name: _____	Address: _____
Phone Number: _____	Email Address: _____

Greentree’s annual meeting will be held on November 10, 2026 at which time the members will elect three (3) directors to serve a two-year term and one (1) director to serve a one-year term. If you wish to self-nominate as a candidate for a director’s position, you must complete this form and return it in one of the following ways:

Email: support@nbcoastal.com
Mail or Delivery: Coastal Management & Consulting - 4930 Campus Drive - Newport Beach, CA 92660

In addition to completing this form, you may submit a candidacy statement. **Candidacy statements are limited to one page and no more than 250 words (in an 11 point font).** Any words over the 250-word limit will not be published. Handwritten statements may not be retyped before distribution. Candidacy statements are optional. Candidacy statements will be distributed without any editing, aside from the length and word limits described herein. The candidate, and not the homeowners association, is responsible for the content therein.

Suggestions for information to include in your candidate statement:

1. **Why would you like to serve as a Board Member?**
2. **What is your background?**
3. **What is your vision for the community and what would you like to accomplish if elected?**

Self-nomination forms (and the optional candidacy statements) must be received by 10:00 a.m. on August 27, 2026, without exception. Late submissions will not be honored.

Per the Association’s election rules, all candidates must be an owner of record of a property in Greentree at the time of nomination. Further, a candidate may be disqualified under any (but not limited to) of the following conditions:

1. If the nominee discloses, or if the Association is aware or becomes aware of, a past criminal conviction that would either prevent the Association from purchasing the fidelity bond coverage required by *Civil Code* section 5806 should the person be elected or terminate the Association’s existing fidelity bond coverage as to that person should the person be elected.
2. If the person, if elected, would be serving on the board at the same time as another person who holds a joint ownership interest in the same separate interest parcel as the person and the other person has already been properly nominated for the current election or is an incumbent director.
3. If that person has not been a member of the Association for at least one year.

I verify that I meet the above qualifications and therefore am entitled to submit my candidacy for the Board.

Signature

Date

It is recommended to familiarize yourself with the Association's Election Rules which have been adopted per Cal. Civ. Code §5105. The Election Rules were updated/revised in compliance with SB 323. The Election Rules can be found in your homeowner portal, https://coastalmngmtandconsulting.appfolio.com/connect/users/sign_in - or, contact management, 949.506.5807, mareli@nbcoastal.com for an electronic or hard copy.

Civil Code § 5105:

(c) Through its bylaws or election operating rules adopted pursuant to subdivision (a) only, an association may disqualify a person from nomination as a candidate pursuant to any of the following:

(1) Subject to paragraph (2) of subdivision (d), an association may require a nominee for a board seat, and a director during their board tenure, to be current in the payment of regular and special assessments, which are consumer debts subject to validation. If an association requires a nominee to be current in the payment of regular and special assessments, it shall also require a director to be current in the payment of regular and special assessments.

(2) An association may disqualify a person from nomination as a candidate if the person, if elected, would be serving on the board at the same time as another person who holds a joint ownership interest in the same separate interest parcel as the person and the other person is either properly nominated for the current election or an incumbent director.

(3) An association may disqualify a nominee if that person has been a member of the association for less than one year.

(4) An association may disqualify a nominee if that person discloses, or if the association is aware or becomes aware of, a past criminal conviction that would, if the person was elected, either prevent the association from purchasing the insurance required by Section 5806 or terminate the association's existing insurance coverage required by Section 5806 as to that person should the person be elected.

(d) An association may disqualify a person from nomination for nonpayment of regular and special assessments, but may not disqualify a nominee for nonpayment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party. The person shall not be disqualified for failure to be current in payment of regular and special assessments if either of the following circumstances is true:

(1) The person has paid the regular or special assessment under protest pursuant to Section 5658.

(2) The person has entered into and is in compliance with a payment plan pursuant to Section 5665.

(e) An association shall not disqualify a person from nomination if the person has not been provided the opportunity to engage in internal dispute resolution pursuant to Article 2 (commencing with Section 5900) of Chapter 10. Associations must provide a "fair, reasonable and expeditious" procedure for resolving disputes between the association and its members. The process is referred to as "Internal Dispute Resolution" (IDR) or "meet and confer." ([Civ. Code § 5910](#); [Civ. Code § 5915](#))

If the number of candidates is equal to or less than positions to be filled, then the board may vote to seat candidates without membership vote. Civ. Code § 5103(b)(1)(D)