

Pecan Creek Community Association, Inc.
c/o AAM, LLC
7740 N. 16th Street, Suite 300; Phoenix, AZ 85020
602-957-9191 / FAX: 602-870-8231

ANNUAL MEETING NOTICE

Jack Harmon Elementary School
39315 N. Cortona Drive
Queen Creek, Arizona 85242
Thursday, April 9, 2009; Sign In at 6:30 P.M.
Meeting Called to Order at 7:00 P.M.

The Annual Meeting for Pecan Creek Community Association, Inc. has been scheduled for the date, time and location noted above. The Proposed Agenda for this meeting is shown below.

- I. Call to Order
- II. Introductions
- III. Verification of Quorum
- IV. Review of Last Annual Meeting Minutes
- V. Financial Review
- VI. Election Results
- VII. Answers to Questionnaires/Open Discussion
- VIII. Adjournment

The Arizona legislature changed the law in 2005 to prohibit the use of proxies. As a result, the 2009 election will be conducted by Mail-in or personally presented ballot. Your Mail-in ballot is enclosed, along with a Candidate Information Form, and a self-addressed stamped envelope for your convenience. Please note that you can mail your Mail-in ballot to the Association prior to the meeting or bring it with you to the meeting. If you mail it to the Association, know that it must be received by close of business the day before the meeting. Ballots will not be opened until the Annual Meeting. Write-in candidates will also be accepted from the floor at the Annual Meeting, and Meeting Ballots will be available for those who have not submitted a Mail-in ballot.

Your participation in this process is important. If a quorum is not present by Mail-in ballots or in person, the meeting will have to be rescheduled at an additional expense of another mailing to the owners. Your community needs to have 10% participation or 132 lots present in person and including the Mail-in ballots received. Therefore, it is important that we receive your ballot, either ahead of time or at the meeting.

Remember that when you elect a Board Member, you are giving them the right to make decisions for your Association. Your vote is important!

If you have any questions, please call me at (602) 288-2609.

Sincerely,

Raven Esquivel

Raven Esquivel
Community Manager
Pecan Creek Community Association, Inc. for the Board of Directors

Attachments: Mail-in Ballot/Return Envelope
Candidate Information Sheet

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CANDIDATE INFORMATION SHEET

Annual Meeting to be held:

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The following person has indicated an interest in running for the Board of Directors for your Association. He has submitted the following short biography on himself for your review and consideration. While the biography has been re-typed, it has not been edited for content, grammar or punctuation. The biography is a direct quote from the candidate.

Dena Larsen

I have lived in the Pecan Creek Community for close to three and a half years. I have been active in serving this community through the forming and maintaining of block watch, maintaining of a web based crime and safety alert system, and continuously looking for ways the community can be improved as well as bringing the residents together to form a true community. I have skills in event coordination, advertising, and fundraising. I am committed to serving the community even when it is tough, non responsive, or hard. I don't give up and look at every challenge with passion and dedication.

Lon White

My name is Lon White and I am a fellow home owner in Pecan Creek. I work as an Oracle Applications DBA which means I'm just a computer geek. I'll tell you more about my professional life further down. But, the really important stuff to know is that my wife and I have 4 children ranging in ages from 6 to 15.

We have lived in this community for 3 years now and really enjoy it. We are active in many of the facets of our community like the functions for the kid's schools and the block watch program. I am giving you this information to tell you a little about who I am and to let you know that I would like to be a member of the HOA Board.

Like many of you my family and I have lived in several communities throughout the years and have been a part of good ones and ones that could use a little improvement. My goal for wanting to become a board member is simple. I want to live in a good community that is reasonably managed. I also realize, after being at many of the Board meetings that each one of us is busy and therefore not able to attend all of the functions. This makes it all the more important to insure that we keep reasonable people on our Board. It also means that some of us need to insure that we find the time to participate and make this a better community for all of us. It is the "add value from within" methodology. Before I get to the boring professional qualifications, suffice it to say, that I care about where I live and want to see the best done for the community as a whole. While it is possible that my perspective on our issues is not directly aligned with every member of our community, I would think as a person who is only after reasonableness, that I can't be too far off the mark.

Professional qualifications: I am the Chief Technology Officer of The Triora Group, which is a leading provider of Oracle E-Business Suite services. I am also the current Chairman of the Board for the Arizona Oracle Applications User Group. Although I have a college degree, my area of focus is nowhere near what my current occupation is. I'm not sure why I am supposed to mention my education but these bio's always seem to have them so there it is. My occupational training has instilled in me the ability to be meticulous, ask good questions, and insure understanding for everyone and to then deliver.

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MAIL-IN BALLOT

Voting Instructions: One (1) ballot for each lot owned
One (1) vote per Director (for a total of 1 vote)

There are 5 seats on the Board of Directors of the above named Association, 1 of which is to be elected at the meeting noted above. Vote for only 1 candidate. If you vote for more than 1 candidate, the entire ballot will be voided. Note that Mail-in ballots are irrevocable. In the event quorum is not attained and the meeting rescheduled, your Mail-in ballot will be retained and utilized at the subsequent meeting(s).

Number of Lots in the Community: 1319
Quorum Requirement: 10%
Participation required to meet quorum (including Mail-in ballots): 132

Name	Vote
Dena Larsen	_____
Lon White	_____

Use the lines below if you wish to write in a candidate:

_____	_____
_____	_____
_____	_____

Once this ballot is completed, please return it to the Association in the enclosed pre-addressed, postage paid envelope. Mail-in ballots must be returned to the Association office by close of business the day before the meeting, or brought in person, in the envelope provided, to the meeting in order to be counted.

IF YOU ELECT NOT TO ATTEND THE MEETING PLEASE MAIL YOUR BALLOT SO THAT QUORUM MAY BE REACHED.