

**HERITAGE AT CADENCE HOMEOWNERS ASSOCIATION
ANNUAL MEETING AND ELECTION NOTICE
APRIL 15, 2026**

Dear Owners:

The Annual Meeting and Election for Heritage at Cadence Homeowners Association will be held on **April 15, 2026, at 5:30 PM in The Club at Heritage Ballroom located at 445 Heritage Bridge Ave. Henderson, NV 89011.**

Ballots for the election of directors will be opened and counted with or without a quorum in accordance with NRS 116. Members may attend to observe the counting process.

The purpose of the Election Meeting is for the election of three (3) homeowner members to join the Board of Directors and to announce the results of the Election of Directors as well as a forum for homeowners to meet and address the Board of Directors and other owners in the Association. You may have a copy of the minutes or a summary of the meeting minutes upon request.

Each Heritage at Cadence Homeowners Association Member may cast one (1) ballot for each unit they own. Ballots marked with more than three (3) votes will be deemed void. Cumulative voting is prohibited. If you place more than one vote for any candidate, the multiple votes will be counted as one (1) vote. Write-in candidates are prohibited.

Please complete and place your ballot in the enclosed envelope marked **SECRET BALLOT**. DO NOT mark the "Secret Ballot" in any way to identify yourself. Then place your ballot in the pre-addressed return envelope to Heritage at Cadence Homeowners Association, 445 Heritage Bridge Ave. Henderson, NV 89011. Your ballot must be received by April 15, 2026, prior to 5:30 PM to be included in the meeting. If you have any questions or require further information, don't hesitate to contact us at 702-983-8962.

Thank you in advance for your participation in the election process. We look forward to seeing you at the meeting.

Sincerely,
THE MANAGEMENT TRUST
As Agent for Heritage at Cadence Homeowners Association

Corina Sailer
General Manager



HERITAGE AT CADENCE HOMEOWNERS ASSOCIATION
ANNUAL MEETING AND ELECTION OF MEMBERS TO THE EXECUTIVE BOARD
April 15, 2026 at 5:30 PM
The Club at Heritage Ballroom – 445 Heritage Bridge Ave. Henderson, NV 89011

AGENDA

1. **CALL TO ORDER/INTRODUCTIONS (Pursuant to NRS 116.3109, 20% of the voting membership must be present to have a quorum for the Annual Meeting Portion)**
2. **APPOINTMENT OF ELECTION INSPECTORS (*Election Portion – No Quorum Required*)**
3. **COUNTING OF BALLOTS (*Election Portion – No Quorum Required*)**
4. **HOMEOWNERS FORUM:** A time period of ten (10) minutes has been set aside for the Owners Forum before the election results. After the Forum is completed, the election results will be announced. During the Forum, homeowners are welcome to speak on election matters for a time limit of three minutes per person, one spokesman per issue. Complaints about specific properties should be addressed in writing to Management. If present, the Board can only act at this meeting on issues brought to their attention if deemed an emergency. Issues that require decision and action by the Board will be included on the next meeting agenda. Residents may not participate in the business portion of this Agenda. Owners are entitled to a summary of the meeting minutes, available within 30 days upon request. **Consideration, confidentiality, and decorum shall be observed at all times.**
5. **ANNOUNCEMENT OF ELECTION RESULTS (*Election Portion – No Quorum Required*)**
6. **ADJOURNMENT**

ORGANIZATIONAL BOARD MEETING AGENDA
IMMEDIATELY FOLLOWING ANNUAL MEETING

This meeting is audio recorded.

1. Call to Order
2. Homeowners Forum: Agenda Items Only
3. Election of Officer Positions
4. General Homeowners Forum
5. Adjournment



HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

Dear Heritage at Cadence Homeowner:

It is time for the Heritage at Cadence Homeowners' Association to hold annual elections for the Board of Directors. The community needs to elect three (3) homeowners to the Board of Directors. **If you are a member in good standing** and are interested in serving on the Board of Directors, **please complete this form to be considered for the Board of Directors.** Homeowners will be voting to elect three (3) homeowners to serve on the Heritage at Cadence Homeowners' Association Board of Directors for a two-year term. This will complete the five-member board.

Please return this completed form **no later than March 9, 2026** in order for your name to be on the ballot. If you are suggesting the name of another person, they must sign this form to show their agreement to being considered. **Please print legibly or type. Your completed form will be mailed out to the membership with the voting ballot. If at the close of the nomination period, there are the same number nominations as open positions ballots will not be mailed out. Per NRS 116, the nominee will be deemed duly elected.**

NAME OF NOMINEE: Daniel Christie, Jr.

OCCUPATION: Sales & Consulting

List your experience or professional accomplishments: Established leader with a track record of business success. Previous HOA Board experience. Please see my attachment for a more detailed introduction.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?: Listening to the viewpoints of a very diverse community, before decisions are made. Balancing the needs of the community with fiscal responsibility. Please see attachment for more

NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

I will be willing to serve on the Board of Directors.

Signature:

For office use only

PHYSICAL PROPERTY ADDRESS: 320 Heritage Bridge Avenue, Henderson NV 89011

PHONE NUMBER(S): (702) 900-5326

EMAIL ADDRESS: DanChristieHOA@gmail.com

PLEASE RETURN THIS FORM **NO LATER THAN MARCH 9, 2026**

TO: 445 Heritage Bridge Ave, Henderson, NV 89011
PH: 702.983.8962 FAX: 702.835.6905
WWW.MANAGEMENTTRUST.COM

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name Daniel Christie

Address 320 Heritage Bridge Ave Henderson NV 89011
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

Per NRS 116.31034(5) (a) and (b), please complete the following information regarding your candidacy.

5. Each person whose name is placed on the ballot as a candidate for a member of the executive board must:
- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

N/A

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his candidacy information. The association shall distribute the disclosures to each member of the association with the ballot in the manner established in the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure pursuant to (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

NOTE: Nothing cited in this disclosure is intended to prevent a potential candidate from running for the board of directors. Further, the board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

Signature of applicant X  Date: 3/10/26

My name is Dan Christie, and I have owned my home in Heritage since 2023. I've been a Las Vegas resident since 1989 and have worked in automotive service and collision center management for over 35 years.

As a service manager and collision center director, I've overseen up to \$15 million in annual sales for Henderson Chevrolet, Chapman Dodge, AutoNation, and Caliber Collision. I've managed large teams, controlled expenses, negotiated with vendors, and ensured accountability at every level. I currently work in a sales and consulting capacity for several of the largest collision centers in Southern Nevada. I previously served for three years as HOA president for a Las Vegas condominium association.

I am running for our HOA board because I believe I can make a difference. I believe we can improve our community with transparency, fiscal responsibility, and meaningful homeowner involvement.

Here are some examples of principles I will stand by:

- Board members must make fiscally responsible, common-sense decisions that benefit the entire community, not personal interests.
- Decisions should never be influenced by political or social affiliations.
- Agenda items should include homeowner input before decisions are made. Agenda items should be addressed in the following order:
 1. Open discussion with homeowners.
 2. HOA board review of feedback, facts, and financial impact.
 3. A timely decision on or before the following meeting.
- Expenses should be regularly reviewed to maximize our return on each expenditure.
- Emergency decisions outside HOA meetings should require a unanimous vote of all five board members.
- Projects over \$5,000 should receive three bids whenever possible.
- Raising dues should be a last resort after all other options are exhausted.
- Vendors must be held accountable, reviewed regularly, and required to earn our business.
- The HOA must operate with transparency.
- Amenities should be maintained and improved, not reduced while dues increase.
- Our volunteer committees are a very valuable asset to our community.
- Rules, regulations and bylaws should be consistently enforced.

One of my concerns as a homeowner is that decisions are made before homeowners have meaningful input. Board members are elected to serve the community and its residents. We have over 1,000 homes and opinions as to what is important. Not every decision is going to make everyone happy, but homeowners deserve to be heard before these decisions are made.

If elected, I will prioritize homeowner feedback, careful review of the facts, and fiscal responsibility in every decision. I will vote independently, without fear or favor.

If these principles reflect what you want in a HOA board member representing our community, I would appreciate your vote. Thank you for your time and consideration.

Sincerely,

Dan Christie
(702) 900-5326 (Text preferred)
DanChristieHOA@gmail.com





HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

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Please return this completed form **no later than March 9, 2026** in order for your name to be on the ballot. If you are suggesting the name of another person, they must sign this form to show their agreement to being considered. **Please print legibly or type. Your completed form will be mailed out to the membership with the voting ballot. If at the close of the nomination period, there are the same number nominations as open positions ballots will not be mailed out. Per NRS 116, the nominee will be deemed duly elected.**

NAME OF NOMINEE: Kenneth Cooper

OCCUPATION: IT Data Center Infrastructure Manager

List your experience or professional accomplishments: I previously served on the Board of Directors for the Westminster Gables HOA from 2019 to 2024. During that time, I prioritized fiscal responsibility, vendor accountability, and quality project execution to ensure our community recieved the best value for its assessments. Professionally, as a Data Center Manager, I have extensive experience leading large-scale infrastructure projects, negotiating with vendors, managing budgets, and delivering projects on time and within budget. I would bring that same diligence, transparency, and commitment of responsible governance to the Heritage at Cadence Board of Directors.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?: My participation would benefit the HOA by bringing prior board experience along with strong skills in budgeting, vendor management, and project oversight. Professionally, I manage complex projects and contracts, ensuring quality results while maintaining fiscal responsibility. I am particularly focused on maintaining heathy reserves, obtaing competitive bids for majors projects, ensuring transparency in board decisions, and planning proactively for long-term maintenance. My goal is to support responsible, balanced decisions that protect our property values and serves the best interest of the community.

NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

I will be willing to serve on the Board of Directors.

Signature: *Kenneth Cooper*

For office use only

PHYSICAL PROPERTY ADDRESS: _____

PHONE NUMBER(S): _____

EMAIL ADDRESS: _____

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TO: 445 Heritage Bridge Ave, Henderson, NV 89011
PH: 702.983.8962 FAX: 702.835.6905
WWW.MANAGEMENTTRUST.COM

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name Kenneth Cooper

Address 408 Heritage Bridge Ave Henderson NV 89011
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of [NRS 116.212](#), not later than the termination of any period of declarant's control, **the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.**)

Per NRS 116.31034(5) (a) and (b), please complete the following information regarding your candidacy.

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- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

I do not have any financial, business, professional or personal relationship that would results in a conflict of interest if I am elected to serve as a member of the HOA Board of Directors.

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his candidacy information. The association shall distribute the disclosures to each member of the association with the ballot in the manner established in the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure pursuant to (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

NOTE: Nothing cited in this disclosure is intended to prevent a potential candidate from running for the board of directors. Further, the board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

Signature of applicant X Kenneth Cooper

Date: 03/12/2026



HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

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NAME OF NOMINEE: Darcy Coulter

OCCUPATION: Retired Administration Director (Federal Reserve Bank), former HR Manager (Edison), Adjunct Business Professor, and current Heritage HOA Board President (2025-26).

List your experience or professional accomplishments:

I successfully led two divisions of over 200 employees across departments including HR, Finance, IT, and operations. At Edison, I managed performance systems and coached leaders on complex personnel matters. Additionally, I have instructed college-level courses in Accounting, Finance, Supervision, and Business Communication.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?:

I am deeply committed to ensuring Heritage remains a premier 55+ community. My track record over the past two years demonstrates my dedication and the professional skills necessary to serve every homeowner effectively. I look forward to the opportunity to continue helping our community thrive.

NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

I will be willing to serve on the Board of Directors.

Signature: Darcy Coulter

For office use only

PHYSICAL PROPERTY ADDRESS:

PHONE NUMBER(S):

EMAIL ADDRESS:

PLEASE RETURN THIS FORM NO LATER THAN MARCH 9, 2026

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name Darcy Coulter

Address 473 Heritage Bridge Ave. Henderson NV 89011
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

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Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

I have no conflicts of interest.

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Signature of applicant X Darcy Coulter

Date: 3-4-2026

Darcy Coulter



BACKGROUND:

- Moved into Heritage November 2020 from Rancho Cucamonga, California
- Secondary Education Includes:
 - Master's in Business Administration (MBA) - University of La Verne
 - Master's in Education - Adult Education - Cal State, San Bernardino
 - Bachelor's in Business - Management Administration - Cal State, Los Angeles
 - Associates in Accounting - Chaffey College
 - Certificate in Project Management - University of California, Irvine
- Work Experience includes:
 - Federal Reserve Bank of San Francisco, Los Angeles Branch -
 - Director of Administration - Led 200+ employees working in HR, Accounting & Finance, Housekeeping, Food Services, Protection, & Facilities Operations.
 - Director of Custody Operations - Led over 250 employees working in currency sorting, shipping/receiving, customer service and treasury securities departments.
 - Southern California Edison (SCE)
 - Responsible for the successful implementation of a new performance management process to over 10,000 employees, including training employees and the leadership team, from the Board Room to the Break Room
 - Adjunct Professor - University of La Verne & Chaffey College
 - Developed lesson plans and instructed courses, both online and in-person in Accounting, Finance, Business Communications, Supervision and IT.

OBJECTIVES:

- Safeguard Our Property Values by Managing Our Standard of Living and the Amenities our community provides today and into the future
- Help Fellow Residents which I currently do through the Heritage Single Ladies Group I lead
- Expand Resident's knowledge of the community through enhanced communication, and work to solve problems and issues resident's experience.
- Provide oversight and input into the budget process and monitor the use of our HOA funds on a monthly basis.

VOLUNTEERISM:

- Board Member with the David and Margaret Youth & Family Services (2013-2021)
- Griefshare Leader (2016-2019)
- Served on various Church Boards including Finance, Education, Outreach and Membership
- Coached AYSO Soccer



HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

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NAME OF NOMINEE: EVE J. FINDEIS

OCCUPATION: RETIRED

List your experience or professional accomplishments: SEE ATTACHED # 1

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?: SEE ATTACHED # 2

NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

I will be willing to serve on the Board of Directors.

Signature: Eve J. Findeis

For office use only

PHYSICAL PROPERTY ADDRESS: _____

PHONE NUMBER(S): _____

EMAIL ADDRESS: _____

PLEASE RETURN THIS FORM **NO LATER THAN MARCH 9, 2026**

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name EVE J. FINDEIS

Address 473 PEBBLE RUN AVE, HENDERSON NV 89011
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, **the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.**)

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Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

I DO NOT HAVE ANY FINANCIAL, BUSINESS, PROFESSIONAL OR PERSONAL RELATIONSHIP OR INTEREST THAT WOULD RESULT IN ANY CONFLICT OF INTEREST IF I WERE ELECTED TO THE BOARD.

- Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

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Signature of applicant X Eve J. Findeis

Date: 3-11-26

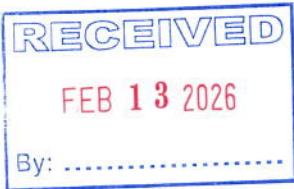
BOARD OF DIRECTORS – NOMINATION FORM ATTACHMENT

EVE J. FINDEIS

- 1) My experience includes the positions of Legal Secretary, Legal Assistant and Executive Assistant to the Sr. Vice President, General Counsel and Corporate Secretary of a multinational corporation.

- 2) I am a 6+ year resident of this community. I have been a volunteer on the ARC Committee for over 5 years and a Fitness class leader for over a year. I have more recently created a Club for the Pilates Reformer to keep those classes going. I feel strongly about physical fitness and keeping our minds and bodies strong and healthy and would like to expand on those activities.

I believe I have demonstrated my commitment to our community and keeping it and all of its amenities viable and thriving going forward. I would like to ensure the well-being of our community and our residents and, as a member of our Board, would work towards those goals.



HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

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NAME OF NOMINEE: Sherry Herman

OCCUPATION: Retired NURSE

List your experience or professional accomplishments: See Attached

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?: See Attached.

NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

I will be willing to serve on the Board of Directors.

Signature: Sherry Herman

For office use only

PHYSICAL PROPERTY ADDRESS: _____

PHONE NUMBER(S): _____

EMAIL ADDRESS: _____

PLEASE RETURN THIS FORM NO LATER THAN MARCH 9, 2026

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name SHERRY HERMAN

Address 505 Sterling Falls Ave. Henderson NV 89011
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of [NRS 116.212](#), not later than the termination of any period of declarant's control, **the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.**)

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Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

NONE

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his candidacy information. The association shall distribute the disclosures to each member of the association with the ballot in the manner established in the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure pursuant to (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

NOTE: Nothing cited in this disclosure is intended to prevent a potential candidate from running for the board of directors. Further, the board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

Signature of applicant Sherry R. Herman Date: MARCH 10, 2026

**HERITAGE OF CADENCE
BOARD OF DIRECTORS - CANDIDATE NOMINATION FORM**

**Sherry Herman
505 Sterling Falls Ave.
Henderson NV 89011**

I would like to introduce myself. My husband and I (Joe), bought our house in our community in March of 2022. We moved here from Pennsylvania after retirement for better weather. We have four legged children, (dogs) whom are our treasures. I am a retired nurse from Pa. We love our community and while our community nor any of us are perfect, I would like to make a difference. I help many residents with individual needs. We, both attend the pool regularly and I enjoy Bocce Ball. Yes, my husband is the one who strives to help make a difference by offering his transportation services to only our community. I have decided to pledge my nomination for the HOA board to further help make a difference within our community.

EXPERIENCE AND PROFESSIONAL ACCOMPLISHMENTS:

I have 40yrs.of Supervisory and Management experience in the medical field. I received my degree in nursing in 1985. Have worked with the public since that time. I was one of five directors of a 120 bed rehab/nursing facility, including Admission/Marketing Director. I am very familiar with working with the public since this involved all medical professionals, Attorney's POA'S, Family members and so forth. I was also responsible for balancing and working within a very tight budgets.

I am and have always been a team player.

PARTICIPATION AND CONCERNS:

I feel that I would be an asset to our HOA board because I am logical, have common sense, I am a decision maker after I have all the facts and take others into consideration. I am a very transparent person and will always speak and defend what I think will benefit OUR ENTIRE COMMUNITY!! I also feel that our community needs to have more of a vote when it comes to Major Decisions, **before those decisions are made**. This can be accomplished by putting out E-Blast for those who want a vote. For those that are not tech savvy paper ballots should be available at the clubhouse. For those who need hand delivered ballots I **will hand deliver** these to you.

I am very organized, focused, straightforward, analytical and persuasive.

I am someone who Loves this community and Cares about All who Live here.

I am able to identify issues that need to be prioritized.

I am understanding and empathetic to others wishes and concerns and can make sound financial decisions.

SPECIFIC ISSUES AND AREAS OF CONCERN:

One of the major issues is our Security of Heritage(our front and back gates). I will work with other board members to improve these areas.

I am concerned about THE FUTURE OF OUR COMMUNITY and want to GIVE EVERYONE A VOICE!!

Thank you,
Sherry Herman



HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

Dear Heritage at Cadence Homeowner:

It is time for the Heritage at Cadence Homeowners' Association to hold annual elections for the Board of Directors. The community needs to elect three (3) homeowners to the Board of Directors. **If you are a member in good standing** and are interested in serving on the Board of Directors, **please complete this form to be considered for the Board of Directors.** Homeowners will be voting to elect three (3) homeowners to serve on the Heritage at Cadence Homeowners' Association Board of Directors for a two-year term. This will complete the five-member board.

Please return this completed form **no later than March 9, 2026** in order for your name to be on the ballot. If you are suggesting the name of another person, they must sign this form to show their agreement to being considered. **Please print legibly or type.** Your completed form will be mailed out to the membership with the voting ballot. If at the close of the nomination period, there are the same number nominations as open positions ballots will not be mailed out. Per NRS 116, the nominee will be deemed duly elected.

NAME OF NOMINEE: Andrea Pinner

OCCUPATION: Retired

List your experience or professional accomplishments: See attached sheet.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?: I would help to have our Board to be better Communicators, and as transparent as it can be. my goal is to have Heritage be a Safe & Secure neighborhood.

NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

I will be willing to serve on the Board of Directors.

Signature: Andrea Pinner

For office use only

PHYSICAL PROPERTY ADDRESS: _____

PHONE NUMBER(S): _____

EMAIL ADDRESS: _____

PLEASE RETURN THIS FORM **NO LATER THAN MARCH 9, 2026**

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name Andrea Pinner

Address 504 Heritage Bridge Ave Henderson NV 89011
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

Per NRS 116.31034(5) (a) and (b), please complete the following information regarding your candidacy.

5. Each person whose name is placed on the ballot as a candidate for a member of the executive board must:
- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

I have NO conflict of Interest.

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his candidacy information. The association shall distribute the disclosures to each member of the association with the ballot in the manner established in the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure pursuant to (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

NOTE: Nothing cited in this disclosure is intended to prevent a potential candidate from running for the board of directors. Further, the board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

Signature of applicant X Andrea Pinner Date: 3/12/26

February 27, 2026

To: Heritage Homeowners

From: Andrea Pinner
504 Heritage Bridge Ave.

I would like to express my interest in serving our community as a volunteer for our Heritage at Cadence Board of Directors.

I have been a resident of Heritage at Cadence since February of 2022. My husband Dave and I moved here from Michigan. We are both retired and have 2 grown children.

I feel I will be a great asset to our board because I am easy to get along with, and I am a team player. I like to stay busy, and I like to help people when I am able. You can regularly see me walking within the community, or in the gym. Summertime you might find me in the pool. My husband and I also are active bike riders, have a Bocce team, and play trivia.

I was a Police Officer in Holland, Michigan for 29 years. I served many roles with my job, which included overseeing and creating a Junior Police Academy, Field Training Officer program, supervised the Crossing Guards, and Neighborhood Watch to name a few.

I served on our Police Union, and several community organization boards. I was very involved in our Regional Fraternal Order of Police Lodge #104. My duties with our lodge included planning social events and serving as a board member. The positions I held were Secretary, Treasurer, and the longest position was President. I represented our lodge on the local, state, and national levels.

Since living in Heritage I am in charge of the Heritage Crafts & Creations Club. I served as a board member on the HHG Board. I also volunteered for the Heritage Safety Committee and Christmas Decorating team.

I look forward to meeting those neighbors I have not had the chance to meet yet.

I would also truly appreciate your support and your vote for our Board of Directors.



HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

Dear Heritage at Cadence Homeowner:

It is time for the Heritage at Cadence Homeowners' Association to hold annual elections for the Board of Directors. The community needs to elect three (3) homeowners to the Board of Directors. **If you are a member in good standing** and are interested in serving on the Board of Directors, **please complete this form to be considered for the Board of Directors.** Homeowners will be voting to elect three (3) homeowners to serve on the Heritage at Cadence Homeowners' Association Board of Directors for a two-year term. This will complete the five-member board.

Please return this completed form **no later than March 9, 2026** in order for your name to be on the ballot. If you are suggesting the name of another person, they must sign this form to show their agreement to being considered. **Please print legibly or type.** Your completed form will be mailed out to the membership with the voting ballot. **If at the close of the nomination period, there are the same number nominations as open positions ballots will not be mailed out. Per NRS 116, the nominee will be deemed duly elected.**

NAME OF NOMINEE: Alex Schrack

OCCUPATION: Unemployed / Semi-Retired - former positions include but not limited to COO, Director of HR and COO

List your experience or professional accomplishments: I have over 25 yrs of Human Resources & Strategic Operations experience within a variety of industries to include but not limited to financial, international corporate housing, construction and property management, government and technology. I've re-built company infrastructures, have a proven track record of success in c-level leadership roles, demonstrating exceptional operational expertise by navigating the complexities of organizational operations including start up companies and partnering closely with stakeholders to identify solution to often complex challenges / obstacles. My experience also includes mentoring / coaching c-level executives, providing training to department teams and using financial data and operational metrics to support direction / decisions.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?: Similar to how I performed in my COO role for an international temporary corporate housing company, the benefits of my participation includes ensuring transparency of issues, intention and resolution while understanding the goal is not to make everyone happy and rather, to collaborate with various stakeholders / residents to identify opportunities (and solutions) that would benefit the growth and stability of the Heritage / Cadance community. RE specific issues or areas of association management that are of concern, I'm new to the area so being in this position will help me consider grievances

with a fresh, untainted perspective. That said, my approach as a board member would be focus on creating, supporting and enforcing a space in which NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

we work together to create a space we call home which supports safety, growth & development, protects our assets, people and facilities which make up our community.

I will be willing to serve on the Board of Directors.

Signature:

For office use only

PHYSICAL PROPERTY ADDRESS: 692 Dorsey Falls Street | Henderson, NV 89011

PHONE NUMBER(S): (619) 629-6192

EMAIL ADDRESS: aschrack@outlook.com

PLEASE RETURN THIS FORM NO LATER THAN MARCH 9, 2026

TO: 445 Heritage Bridge Ave, Henderson, NV 89011
PH: 702.983.8962 FAX: 702.835.6905
WWW.MANAGEMENTTRUST.COM

There was no disclosure form attached to the nomination form within the link provided in all related emails.

That said, I do not have any conflict of interest which would compromise my position as a board member, such as family members working within the Heritage / Cadance community, nor am I employed by the city of Henderson and / or the state of NV and I have never served on the board for the Heritage / Cadance community.



HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

Dear Heritage at Cadence Homeowner:

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NAME OF NOMINEE: Alec Sonenthal


OCCUPATION: Retired

List your experience or professional accomplishments: I've been involved in technical education and training in the events and meetings industry for over 35 years. I am skilled in IT operations, computer support and currently teach classes UNLV (OLLI) in digital phone photography and AI photography. I also provide technical support services to our community and provide complimentary holiday photos tdo my Heritage friends and neighbors at no charge. I work on the Ad Hoc Dog Park Committee and previously with Ron Yun on the Technology Committee.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?: I have served both on HOA Boards and non-profit schools boards as president and I fully understand how boards operate, working with budgets, committees, management companies and more. I would bring this experience to Heritage and focus on the fundamentals of fiscal management, vendor management and staying connected with our residents to ensure our board is focusing on issues truly important to our community.

NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

I will be willing to serve on the Board of Directors.

Signature: 

For office use only

PHYSICAL PROPERTY ADDRESS: 759 Cactus Crossing Street

PHONE NUMBER(S): 702-400-2510

EMAIL ADDRESS: alec@mygreenbrook.com

PLEASE RETURN THIS FORM **NO LATER THAN MARCH 9, 2026**

TO: 445 Heritage Bridge Ave, Henderson, NV 89011
PH: 702.983.8962 FAX: 702.835.6905
WWW.MANAGEMENTTRUST.COM

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name Alec Sonenthal

Address 759 Cactus Crossing Street Henderson, NV 89011
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of [NRS 116.212](#), not later than the termination of any period of declarant's control, **the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.**)

Per NRS 116.31034(5) (a) and (b), please complete the following information regarding your candidacy.

5. Each person whose name is placed on the ballot as a candidate for a member of the executive board must:

- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

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Signature of applicant X Alec Sonenthal

Date: March 12, 2026

**For additional information on my vision for Heritage at Cadence, please visit
www.alecforheritage.com**



My name is Alec Sonenthal, and I have been a resident and homeowner in Heritage since May 2024. My amazing Schnauzer JoJo and I truly love living in Heritage and we have made so many wonderful friends here.

I walk around the various sections of Heritage every day, talking with neighbors and experiencing the special place that Heritage represents. I see both the beauty of this community as well as its potential, and I also clearly see the issues and challenges that we face. As we continue the

journey of taking the reins of management from Lennar, I am committed to helping to run Heritage in a professional and fiscally responsible way.

If elected to the board of directors, I pledge to you my focus on four primary objectives:

Fiscal Responsibility. Money needs to be spent, absolutely, but I want to make sure our community makes reasonable and prudent decisions about the money we spend. As a board member, we are responsible for maintaining our crucial reserve fund at appropriate levels, and every dollar spent should be always spent carefully.

Vendor Accountability. Our community votes for HOA board members, and part of that work is establishing temporary and long-term relationships with many vendors. I am committed to reviewing the work our vendors perform for all of us, and I will work to establish crucial and industry standard practices for our vendors, such as annual evaluations and required re-bidding for services every 3-4 years. I have seen the damage done by vendors left without reasonable oversight and complacency that is allowed to grow, and I work hard to eliminate vendor complacency in Heritage.

Community Communications. We have good communication practices in place, but I feel all HOA board members should remember that we work for our homeowners, and our vendors work for the HOA board. By extension, they work for the homeowners as well. I pledge to walk every street in Heritage every month and make myself available for residents to ask me questions and present their concerns. I work for the homeowners, and I will never forget that responsibility!

Café Repurposing. Many homeowners bought homes in Heritage thinking there would be a café in the clubhouse! While there are challenges, I am positive there are practical and cost-effective solutions. My first task when joining the HOA board is to request the formation of a ad-hoc café committee to look at options for either foodservice or another use amenable to our homeowners.

Serving on the HOA Board of Directors takes commitment, time, energy and most importantly, a focus on the truly important issues of keeping Heritage fiscally sound, beautifully maintained and operating for the full benefit of all our residents.

If elected, I look forward to joining the current board, learning the systems and processes involved and working to achieve important goals, both stated here and the many other tasks that I know I will face.

HERITAGE AT CADENCE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

Dear Heritage at Cadence Homeowner:

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NAME OF NOMINEE: Robert T Zon Jr

OCCUPATION: Retired Federal Investigator

List your experience or professional accomplishments: Subject Matter Expert throughout career with 100% success rate, 3 of 4 ranked prosecution cases. Wrote U.S.C., directives, and programs. Have served 10 plus years in various HOA board positions. Highly educated within audits, finances and diverse fields. Worked with Federal, state, county, and local authorities while training various entities. Well known as a go to guy with high rate of skills, experience wisdom and capabilities to be successful

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you?: Increase and maintain a safe, friendly and financially sound community. Continue to review and enhance our clubs, entertainment and future events. Promote more participation from various internal and external entities. Make appropriate sound rational decisions for the good of all. Building, promoting and bolstering what our current future expectations need want and deserve.

NRS 116 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the Board. Please complete the enclosed Candidate Disclosure Form and indicate any possible conflict of interest that may affect your serving on the Board.

I will be willing to serve on the Board of Directors.

Signature: Robert T. Zon Jr.

For office use only:

PHYSICAL PROPERTY ADDRESS: _____

PHONE NUMBER(S): _____

EMAIL ADDRESS: _____

PLEASE RETURN THIS FORM **NO LATER THAN MARCH 9, 2026**

TO: 445 Heritage Bridge Ave, Henderson, NV 89011
PH: 702.983.8962 FAX: 702.835.6905
WWW.MANAGEMENTTRUST.COM

CANDIDACY DISCLOSURE STATEMENT

Name ^(Please Print or Type) Robert Thomas Zan Jr

Address 693 OTEE BROOK ST Henderson NV 89011

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.311, not later than the termination of any period of declarant's control, the unit's owners shall elect an executive board of at least three members, all of whom must be unit's owners.)

Per NRS 116.31034(5) (a) and (b), please complete the following information regarding your candidacy.

- 5. Each person whose name is placed on the ballot as a candidate for a member of the executive board must:
(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

Nothing to identify or applicable

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

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Signature of applicant X [Handwritten Signature]

Date: 3/11/2026