

**Blue Ridge Estates**  
**PO Box 30520**  
**Flagstaff, AZ 86003**

**OFFICIAL ABSENTEE BALLOT**

The purpose of this ballot is to vote for the election of board directors.

There are five (5) positions open for re-election for a two (2) year term, there are five (5) Statements of Interest submitted. You may cast one (1) vote for each candidate of your choice.

<input type="checkbox"/> Linda Blosser – Current President	<input type="checkbox"/> Mike Bourne – Current Vice President
<input type="checkbox"/> Theresa Bayer – Current Treasurer	<input type="checkbox"/> Deb Althouse – New Applicant
<input type="checkbox"/> Dan Trainor – Current Secretary	

The candidates that receive the highest number of votes will be seated as directors for a two (2) year term. Please see Statement of Interest provided by each candidate.

Please place one (1) vote either **in favor** of the IRS Revenue Ruling 70-604, or one (1) vote **not in favor** of the IRS Revenue Ruling 70-604. **Any ballot with more than (1) vote will be deemed invalid for purposes of calculating this vote. For a description of this ballot item, please see reverse side.**

Yes, I am **in favor** of approving IRS Revenue Ruling 70-604 for tax year 2020 for the Blue Ridge Estates which will allow excess membership income over membership expenses to be applied against the subsequent tax year member assessments if filing form 1120.

No, I am **not in favor** of approving the IRS Revenue Ruling 70-604 for tax year 2020 for the Blue Ridge Estates.

The Association has one hundred ninety-three (193) members and therefore one hundred ninety-three (193) total votes. According to the Association's governing documents, fifty percent (50%) of the votes constitutes a quorum. Therefore, in order to achieve quorum, the Association must receive ballots from at least ninety-seven (97) members. The date of record is the date the ballot is mailed. **YOUR PARTICIPATION IN THE ELECTION PROCESS IS CRUCIAL AND APPRECIATED.**

This ballot will be accepted via email to Dave Kinsey, [Dkinsey@hoamco.com](mailto:Dkinsey@hoamco.com), fax at 928-776-0050, attn.: Dave Kinsey or in the envelope provided. Ballots mailed to Blue Ridge Estates Board of Directors, PO Box 30520, Flagstaff, AZ 86003, must be received by 4:00 p.m., October 2nd, 2020. If you choose to mail this ballot, please take into consideration the time needed for mailing. This ballot is irrevocable once submitted. If quorum is not achieved, the meeting may be continued at a new date and time at the call of the President. The ballots are valid for the Annual Meeting or any continuation thereof and do not expire until the election is complete. If you have any questions, please contact Dave Kinsey at 928-779-4202 or [Dkinsey@hoamco.com](mailto:Dkinsey@hoamco.com). Thank you.

Owner Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Lot Number or Street Address: \_\_\_\_\_

Blue Ridge Estates  
PO Box 30520  
Flagstaff, AZ. 86003  
P: 928-779-4202 | F: 928-776-0050

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## IRS Revenue Ruling 70-604

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### Background Information to Members for Ballot Measure

Revenue Ruling 70-604 pertains to the HOA filing an 1120 tax form that will allow the association to carryover excess membership income over membership expenses to the next year without paying income tax on the excess. As part of the ruling, the membership must vote to approve the revenue ruling.

Most associations file an 1120H, which is specifically designed for HOA's, whereas the 1120 is designed for corporations. By approving the revenue ruling, the association has the option to carryover any excess membership income without paying income taxes on the excess when filing an 1120.

Approval of the revenue ruling by the membership allows the association the option to file the most cost-effective tax form. If the resolution is not approved, then the association will not be able to take advantage of Revenue Ruling 70-60 when filing an 1120, and may therefore be open to paying higher taxes on any excess membership income.

Below is a general description for each form:

Form 1120H – Section 528 (referred to as tax-exempt). This form was designed for homeowners' associations and there is no risk that any member assessments will be taxed as income, other than any fees for services. The association will pay a fixed rate of 30%. Only non-exempt income is taxed if certain tests are met regarding revenues and expenses. Non-exempt income usually includes non-member income such as interest, rental income, and voluntary fees, such as trash or water service.

Form 1120 – Section 277 (referred to as corporate). The association will pay taxes based on corporate rates from 15% - 39%. The tax form was designed for homeowners' associations and carries a considerably higher tax risk of adverse tax consequences in the event of an IRS audit. Due to the complexity of the tax rules, the IRS, in an audit, may attempt to treat member operating and reserve assessments as taxable income.

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BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION

STATEMENT OF INTEREST

Name: Linda Blosser Lot#: #94  
Address: 2906 Timber Ridge Circle E-mail: lblosser71@aol.com  
Happy Jack, Az.  
Telephone: ☐ Cell Phone: ☐

I understand that five (5) openings will be available on the Blue Ridge Estates Homeowners Association Board of Directors in October, 2020 and that the five (5) candidates receiving the greatest number of votes will be elected to the Board of Directors for a two (2) year term commencing in October 2020.

I believe I can make a contribution to the business aspects of the Association and represent all of the Association as a member on the Board. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Association's Documents and I myself must fully understand those documents and must not be in personal violation of any part of them. I understand that the Board of Directors must make its decisions based on what is in the best interest of the community as a whole, not on the interest of any individual lot owner or group of lot owners and I believe I can make a contribution to this decision making process. If a vote does not go my way, I will fully support the Board's final decision.

If I am selected to be a candidate for nomination and elected to the Board of Directors, I will not use my position to gain personal power or advantages not available to the non-Board Association members.

PLEASE PRINT

(1) Community Association Experience:

Current BOD President,

(2) Board of Directors Experience:

past V.P. & Secretary

(3) Business or Job Related Activity/Experience:

Local school board President, Coconino County Director for the Arizona School Board Association - and Board of Directors for the same

(4) Additionally, I believe I can serve the community extremely well because:

of the experience I have with the BOD.

(5) I have been a lot owner in BRE since 2005 and currently reside at the above approximately 12 months each year. full-time address

I have read and do fully understand the Association CC&Rs and Bylaws.  Yes  No

Signature: Linda Blosser

Date: 8-27-2020

ALL APPLICATIONS MUST BE RECEIVED BY September 4, 2020

Email your Statement to: [dkinsev@hoameco.com](mailto:dkinsev@hoameco.com)

or

Mail to: BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION

**BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION**

**STATEMENT OF INTEREST**

Name: **Mike Bourne** Lot#: **108 & 109**  
Address: **2957 Sandia Circle** E-mail: **mwbourneliv@gmail.com**  
Telephone: **(480) 688-9075** Cell Phone: **(480) 688-9075**


I understand that five (5) openings will be available on the Blue Ridge Estates Homeowners Association Board of Directors in October, 2020 and that the five (5) candidates receiving the greatest number of votes will be elected to the Board of Directors for a two (2) year term commencing in October 2020.

I believe I can make a contribution to the business aspects of the Association and represent all of the Association as a member on the Board. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Association's Documents and I myself must fully understand those documents and must not be in personal violation of any part of them. I understand that the Board of Directors must make its decisions based on what is in the best interest of the community as a whole, not on the interest of any individual lot owner or group of lot owners and I believe I can make a contribution to this decision making process. If a vote does not go my way, I will fully support the Board's final decision. If I am selected to be a candidate for nomination and elected to the Board of Directors, I will not use my position to gain personal power or advantages not available to the non-Board Association members.

**PLEASE PRINT**

- (1) Community Association Experience: Superstition Ranch Community Association - 14 years  
Blue Ridge Estates Community Association of Coconino County - 1 year (2020)
- (2) Board of Directors Experience: SRCA - Board member 14 yrs, 10 yrs as President, 4 yrs as Vice President & AC Chair  
BRE HOA - member, Vice President, and Architectural Committee Chair
- (3) Business or Job Related Activity/Experience: 26 yrs - Nissan North America - Manager, West Region (33 facilities)  
5 yrs - Uber ATG, Tesla, Cruise LLC - Facilities & Construction Mgr & RE  
1 yr - Blue Ridge Services LLC - licensed contractor & handyman
- (4) Additionally, I believe I can serve the community extremely well because:  
As a full-time resident of Blue Ridge Estates, I have and can recognize issues and concerns that are important to our community.
- (5) I have been a lot owner in BRE since 10/31/2016 and currently reside at 2957 Sandia Circle approximately 12 months each year.

I have read and do fully understand the Association CC&Rs and Bylaws.  Yes  No

Signature:  Date: 8/31/2020

**ALL APPLICATIONS MUST BE RECEIVED BY September 4, 2020**

Email your Statement to: [Dkinsey@hoamco.com](mailto:Dkinsey@hoamco.com)

or

Mail to: **BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION**

**C/O HOAMCO, P.O. Box 30520, FLAGSTAFF, AZ 86003**

**NOTE: This sheet will be shared with the membership as part of the election process.**

BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION

STATEMENT OF INTEREST

Name: Dan Trainor Lot#: 9 & 37
Address: E-mail: dtrainor@cox.net
Telephone: Cell Phone: 602-881-1096

I understand that five (5) openings will be available on the Blue Ridge Estates Homeowners Association Board of Directors in October, 2020 and that the five (5) candidates receiving the greatest number of votes will be elected to the Board of Directors for a two (2) year term commencing in October 2020.

I believe I can make a contribution to the business aspects of the Association and represent all of the Association as a member on the Board. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Association's Documents and I myself must fully understand those documents and must not be in personal violation of any part of them. I understand that the Board of Directors must make its decisions based on what is in the best interest of the community as a whole, not on the interest of any individual lot owner or group of lot owners and I believe I can make a contribution to this decision making process. If a vote does not go my way, I will fully support the Board's final decision. If I am selected to be a candidate for nomination and elected to the Board of Directors, I will not use my position to gain personal power or advantages not available to the non-Board Association members.

PLEASE PRINT

I have served as President, Secretary, and served on the Fire Safety and Architectural Committee.

(1) Community Association Experience: [blank line]

(2) Board of Directors Experience: Besides being on the BRE Board, I have served and still serve on youth and adult soccer organizations in many different roles.

(3) Business- or Job-Related Activity/Experience: I am currently a business development manager for Toshiba

(4) Additionally, I believe I can serve the community extremely well because: I understand the needs of BRE and want to see our community continue to be the best in the area.

(5) I have been a lot owner in BRE since / / 1998 and currently reside at Lot 37 approximately 2 months each year.

I have read and do fully understand the Association CC&Rs and Bylaws. [X] Yes [ ] No

Signature: [blank] Date: 8-25-2020

ALL APPLICATIONS MUST BE RECEIVED BY September 4, 2020

Email your Statement to: Dkinsey@hoamco.com

or

Mail to: BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION

C/O HOAMCO, P.O. Box 30520, FLAGSTAFF, AZ 86003

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BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION

STATEMENT OF INTEREST

Name: THERESA BAYER Lot#: 136  
Address: 20316 E. WILKS RD. E-mail: tbayer01@icloud.com  
Telephone: (480) 229-2023 Cell Phone: (480) 229-2023

I understand that five (5) openings will be available on the Blue Ridge Estates Homeowners Association Board of Directors in October, 2020 and that the five (5) candidates receiving the greatest number of votes will be elected to the Board of Directors for a two (2) year term commencing in October 2020.

I believe I can make a contribution to the business aspects of the Association and represent all of the Association as a member on the Board. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Association's Documents and I myself must fully understand those documents and must not be in personal violation of any part of them. I understand that the Board of Directors must make its decisions based on what is in the best interest of the community as a whole, not on the interest of any individual lot owner or group of lot owners and I believe I can make a contribution to this decision making process. If a vote does not go my way, I will fully support the Board's final decision. If I am selected to be a candidate for nomination and elected to the Board of Directors, I will not use my position to gain personal power or advantages not available to the non-Board Association members.

PLEASE PRINT

- (1) Community Association Experience: I HAVE ATTENDED MANY BRE HOA MEETINGS SINCE OUR CABIN WAS BUILT, VOLUNTEERING 3 YEARS (2011-2013) TO HELP WITH FIRE SAFETY INSPECTIONS & COMMITTEE, AND CONDUCTING 2 YEARS ANNUAL AUDITS (2012, 2013)
- (2) Board of Directors Experience: I HAVE SERVED ON THE BRE HOA BOB FOR APPROXIMATELY 3 YEARS (2014, 2015, 2020) AS TREASURER. I REVIEW ALL FINANCIAL TRANSACTIONS, FINANCIAL REPORTING, ANNUAL BUDGETS, AND SEE TO THE COMPLETION OF THE EXTERNAL AUDIT.
- (3) Business or Job Related Activity/Experience: I RETIRED APRIL 2017 AS AUDIT DIRECTOR FOR PRGX INTERNATIONAL AFTER OVER 26 YEARS IN THE RECOVERY AND IT INDUSTRY. PRIOR TO THAT I HAD MANY YEARS IN GENERAL ACCOUNTING & RETAIL MANAGEMENT.
- (4) Additionally, I believe I can serve the community extremely well because: I BELIEVE IN FISCAL RESPONSIBILITY, TRANSPARENCY IN BOARD ACTIVITIES, FOLLOWING THE CC&R'S, AND ACTIVELY MAINTAINING GOOD COMMUNICATIONS WITH ALL MEMBERS OF OUR COMMUNITY.
- (5) I have been a lot owner in BRE since 6/3/14 and currently reside at 351 STARLIGHT DRIVE approximately 2 months each year. (PART-TIME RESIDENT THROUGHOUT THE YEAR)

I have read and do fully understand the Association CC&Rs and Bylaws.  Yes  No

Signature: Theresa Bayer Date: 9-2-20

ALL APPLICATIONS MUST BE RECEIVED BY September 4, 2020

Email your Statement to: [Dkinsey@hoamco.com](mailto:Dkinsey@hoamco.com)

or

Mail to: BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION

C/O HOAMCO, P.O. Box 30520, FLAGSTAFF, AZ 86003

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BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION

STATEMENT OF INTEREST

Name: Debi Aithouse Lot#: 131  
Address: 5500 Bald Eagle Way E-mail: debi@aithouse@yahoo.com  
Telephone: \_\_\_\_\_ Cell Phone: 480 613 3492

I understand that five (5) openings will be available on the Blue Ridge Estates Homeowners Association Board of Directors in October, 2020 and that the five (5) candidates receiving the greatest number of votes will be elected to the Board of Directors for a two (2) year term commencing in October 2020.

I believe I can make a contribution to the business aspects of the Association and represent all of the Association as a member on the Board. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Association's Documents and I myself must fully understand those documents and must not be in personal violation of any part of them. I understand that the Board of Directors must make its decisions based on what is in the best interest of the community as a whole, not on the interest of any individual lot owner or group of lot owners and I believe I can make a contribution to this decision making process. If a vote does not go my way, I will fully support the Board's final decision. If I am selected to be a candidate for nomination and elected to the Board of Directors, I will not use my position to gain personal power or advantages not available to the non-Board Association members.

PLEASE PRINT

- (1) Community Association Experience: Cottonwood City Council Member elected in 2016. Served on transportation board and several committees throughout community.
- (2) Board of Directors Experience: Modified Motorcycle Association (MMA) - Board 2012-2016  
Treasurer - 2014-2016
- (3) Business or Job Related Activity/Experience: IT Analyst and previous management experience  
MPA - Master's Public Administration - 2002
- (4) Additionally, I believe I can serve the community extremely well because: I live here full-time and I want to give back to my community and get involved.
- (5) I have been a lot owner in SR5 since 11/12/19 and currently reside at home approximately 12 months each year.

I have read and do fully understand the Association CC&Rs and Bylaws.  Yes  No

Signature: Debi Aithouse Date: 8/28/20

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Please mail to: BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION  
C/O HOAMCO, P.O. Box 30520, FLAGSTAFF, AZ 86003

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