



P.O. Box 61731, Santa Barbara, CA 93160

December 18, 2025

Dear Neighbors,

As you are aware, a formal vote was scheduled to take place regarding short term rentals (STRs), property setbacks, and open HOA Board of Directors positions. The tabulation of the votes was to take place during our annual meeting on January 15, 2026. An independent inspector of elections was engaged to conduct the vote in compliance with The Davis-Stirling Common Interest Development Act, the statutory and regulatory governance of Homeowners Associations (HOAs). Ballots were scheduled to be mailed to the community on December 16, 2025. Due to an influx of homeowner concerns and general confusion stemming from emails and mailings to the community from both anonymous senders and Short Terms Rental property owners the Board has decided to postpone the vote until which time all claims and representations can be verified.

1) Communications from Anonymous Group(s)

Community members have shared with the Board several emails and mailings from an organization(s) representing themselves as *More Mesa Shores Alliance* or *More Mesa Shores Property Rights Alliance*. Many of the statements in these communications create confusion and seemingly purposely misrepresent the facts surrounding the election. Even though we too reside in the community Board members have not received these emails/mailings. Of course, the anonymous authors can state any positions they would like, whether accurate or not, as long as it serves the narrative of their narrow self-serving interests.

2) Communications from Short Term Rental Property Owners

Since the early spring of this year, when it became clear that the community wanted to address specific issues impacting the neighborhood by conducting an election, the Board has received nearly seventy (70) emails, letters, and submissions from 3 STR property owners on Austin Road opposing the vote. The communications cite, accurately or not, statutory and regulatory requirements, hyper technical references, as well as accusations of dereliction of Board responsibilities. These property owners do not reside in the

neighborhood and have expressed their opposition to allowing the More Mesa Shores Homeowners to vote on the issues before them.

Each communication, whether from the anonymous “Alliances” or from the individual STR operators requires the Board to carefully consider the merits of these claims and/or investigate the assertions of specific regulatory violations. Diligent research and legal consultations take time and in some cases money. It would appear these numerous communications are specifically designed to overwhelm the Board and confuse community members. Because the Board strongly believes it represents the voice of the community, it wants to address any conflicting representations, questions, or concerns homeowners may have before the official vote is distributed. The vote postponement is temporary, and the new schedule and election timeline will be provided shortly.

Please feel free to contact the Board or join the monthly board meetings for clarification on any questions or concerns you may have.

Best regards,

MMS HOA Board of Directors

Jim Peterson

Sandra Austin

Greg Novak

Jocelyn Davis

Andy Primack