

Brooks Dingman

I've been on the Board for the past several years, and the goals that I'd like to focus on in the coming term are:

- Improve the visual appeal of our neighborhood to instill pride in our homeowners, and to maintain maximum property values
- Encourage greater homeowner participation via an enhanced homeowner portal, Zoom participation for Board meetings, and committee volunteerism
- Introduce modest, functional changes to HOA governing documents to better serve our community

I've lived in Morrison Ranch for the past 22 years, and have lived in Agoura Hills since 1997. Over that span, I've been active with St. Maximilian Kolbe Parish, Habitat for Humanity, the Yarrow Family YMCA and Boy Scouts. I've been married for 30 years and have five children--all of which have attended Las Virgenes Unified School District schools.

Stephen Getzoff, CPA

Morrison Ranch Estates

March 19, 2026

Statement of Interest in Continuing to Serve on the MREHOA Board of Directors  
2026- 2027

As the current Treasurer of the MREHOA Board of Directors, I have worked alongside the Board and Finance Committee to develop a fiscally responsible budget. Through these efforts, we have successfully functioned with our budget while rebuilding cash reserves ensuring our association remains financially stable. Today, our bills are paid promptly, and the Board has significantly reduced expenses, including a \$60,000 decrease in insurance costs and a \$30,000 reduction in landscaping expenditures. Many of our neighbors have shared their appreciation for the improvements in Morrison Ranch Estates, reinforcing the positive impact of our work.

As a practicing CPA for over 50 years combined with my 15+ years in leadership role in other HOA's and 3 years on the MREHOA Board makes me eminently qualified to continue to serve on our Board.

Beyond financial stewardship, I have been actively involved on the Emergency Preparedness Committee. As disasters can strike unexpectedly, I am committed to helping develop a program that safeguards our community. This initiative is a priority for me, and I hope to continue advancing this important work in the coming year.

Since moving to Morrison Ranch Estates in September 2022, my wife and I have embraced this neighborhood as our "forever" home. My dedication to our community goes beyond financial management-I genuinely want to contribute to its well-being and ensure it thrives.

**Joe Lechman**  
**The Candidate Who Cares**

Hello Morrison Ranch Estates Homeowners. I am Joe Lechman and I am running for re-election to our Board of Directors. I believe I am an invaluable board member and hope you agree.

First and foremost, I care about what homeowners think and want. This is OUR neighborhood and I listen to homeowners' comments and concerns at every meeting. I encourage thorough homeowner participation and won't vote until I hear from everyone who wants to be heard. Closed door executive board meetings should be strictly limited to the few confidential topics set forth by California law to ensure the real transparency all homeowners deserve.

I have been living in the Agoura Hills area since 1987 and have been a Morrison Ranch Estates homeowner since 2012. I started my education with an accounting degree giving me a strong cost-benefit mentality to ensure our hard earned dues are spent to maximize value and minimize waste. I firmly believe the dues you pay are your money not mine. All necessary expenses will be discussed only at open board meetings where homeowner input will be carefully considered before approved.

I have been a practicing attorney for over thirty years and former real estate broker. I have the education and experience to make sure our association is properly managed in accordance with California law. I have extensive knowledge of the Davis-Stirling Act to minimize the need to consult expensive outside law firms to advise on routine matters.

I respect our CC&Rs and Bylaws like the United States Constitution. They all are somewhat difficult to change by design. They protect the invaluable rights of homeowners to peacefully and privately enjoy their homes. Of course changes mandated by California law must be incorporated but I won't support radical new provisions that invade your privacy or unreasonably restrict the use of your home.

My accomplishments last year speak for themselves. After seeing our insurance costs skyrocket to \$110,000, I sought out and found a highly experienced HOA insurance agent who saved our HOA over \$40,000 annually. I also made sure that your excess dues paid in the 2024-2025 fiscal year were properly applied to and reduced your future assessments as mandated by our governing documents.

If you like what I stand for I would be honored to receive your votes. And remember, with cumulative voting, you can cast 1 to 5 votes for me.



Dear Morrison Ranch Estates Homeowners,

Over the past seven months, our community has begun an important shift. When I stepped into the role of President, I believed we could bring Morrison Ranch Estates back to a place of transparency, accountability, and pride. Together, we have taken meaningful steps in that direction.

In a short period of time, we opened the books to provide full transparency. We've made our association documents readily available to homeowners. We started working toward restoring the beauty of our neighborhood and improving the look and feel of our shared spaces. We took steps to rein in our budget and better manage our expenses. We also began the important process of getting our elections back on track and aligned with our governing documents.

These accomplishments matter. They represent a new direction for our association. But the truth is that we have only just begun.

This is why I am asking for your continued support and your vote. I would like the opportunity to finish what we started and continue moving Morrison Ranch forward.

As we look ahead, two areas will guide our efforts: safety and systems.

Safety in a community is not just about installing cameras or license plate readers. Those tools may have a place, but real safety begins with awareness, involvement, and a proactive approach. With my background in law enforcement, I believe we can work toward solutions that focus on prevention, community awareness, and practical systems that help protect our neighborhood.

Systems are equally important. A healthy HOA does not rely on a few people making decisions behind the scenes. It thrives when homeowners are involved, informed, and engaged. That is why we are expanding committees and encouraging more participation across the community. The more involvement we have, the greater the oversight, the stronger the buy-in, and the more pride we all feel in the place we call home.

My goal is simple. Build a community where transparency is the standard, finances are responsibly managed, elections are conducted properly, and our neighborhood reflects the care and pride of the people who live here.

This year also provides a special opportunity for our community. Our nation is celebrating its 250th anniversary. It is a moment to reflect on the values that built this country: service, responsibility, and community. We plan to celebrate this milestone here at Morrison Ranch by recognizing members of our community and honoring those who have served our country. It is a chance for neighbors to come together and celebrate what makes our country, and our neighborhood, strong.

Morrison Ranch Estates is a wonderful place to live. With continued focus, transparency, and involvement, it can become even better.

Thank you for your support over the past seven months. I look forward to continuing the work we have started and building an even stronger community together.

Sincerely,

Kevin Chase  
President 2025-26  
Morrison Ranch Estates HOA  
Candidate for Board of Directors

I am **Sally Gerstel**, a thirty-year Morrison Ranch Estates homeowner and volunteer, and I am excited to announce my candidacy for our HOA Board of Directors. I believe my leadership in community governance, combined with my professional financial expertise, makes me an ideal candidate to serve and represent our neighborhood.

### **Leadership as Architectural Committee Chair**

I have proudly served as the head of our Architectural Committee for four (4) years. In this role, I ensured all homeowner projects complied with our HOA's rules and regulations while responding to requests promptly and efficiently.

- **Upholding Community Standards:** Carefully reviewed architectural requests to maintain our community's appearance and property values.
- **Improving Efficiency:** Streamlined the application process, reducing delays and improving communication with homeowners.

This hands-on experience gives me a deep understanding of the importance of consistency, fairness, and transparency in community decision-making.

### **As a previous Finance Committee member, I:**

- **Budget Planning:** Helped create and balance the HOA's annual budget with a focus on financial prudence.
- **Accurate Accounting:** Worked with the Treasurer to review the coding of payables for accuracy and transparency.
- **Cash Flow Management:** Regularly monitored cash flow to ensure that obligations were met promptly.
- **Secure Investments:** Helped manage excess reserves by setting up Certificates of Deposit (CDs) to keep HOA funds insured and available for community needs.

This financial stewardship experience will help me ensure our HOA continues operating efficiently and responsibly.

### **Professional HOA Experience**

- **Controller for LB Property Management:** I oversaw all accounting operations for approximately 400 HOAs.
- **Team Leadership:** Managed accounting teams based both in Los Angeles and India.
- **Operational Expertise:** Reviewed HOA assessments, vendor negotiations, contracts, and prepared budgets and financial statements across multiple associations.
- **Risk Management:** Ensured compliance with financial regulations and best practices to safeguard association assets.

This large-scale HOA financial management experience has equipped me with practical knowledge that directly applies to Morrison Ranch Estates, from budgeting and reserve planning to contract oversight and vendor management.

### **Long-Standing Community Commitment**

I have been a proud resident of Morrison Ranch Estates for many years. My involvement on multiple committees has given me a strong understanding of what it takes to maintain and enhance the quality of life in our community. I believe in building relationships with fellow homeowners, listening carefully to concerns, and fostering solutions that benefit all.

If elected to the Board of Directors, I will:

- Make decisions that reflect the interests and priorities of all homeowners.
- Maintain open, transparent communication between the Board and the community.
- Advocate for responsible financial management and uphold the standards that make our neighborhood desirable.

### **Why I Am Running**

I am passionate about Morrison Ranch Estates and confident that my leadership experience, professional financial background, and commitment to our community will be valuable assets to the Board. I would be honored to serve and help guide our HOA's future success.

Thank you for your consideration. I respectfully ask for your support and your vote.



**Dear Morrison Ranch Estate Neighbors,**

I hope this message finds you well. My name is Eyal Erster, and I wanted to take a moment to reintroduce myself to all of you. My wife Anat “Cookie,” as many of you know her and I have been proud residents of Morrison Ranch Estates for over six and a half years now. Before moving here, we lived in Calabasas for three decades, splitting our time between Bellagio and The Oaks of Calabasas. During those years in gated communities, I became very familiar with the structure and importance of HOA rules and CC&Rs. But more importantly, I saw firsthand the value of active participation and responsible leadership.

With that in mind, I became deeply involved in HOA governance. In Bellagio, I served on the Board of Directors for over nine years, including seven years as President. At The Oaks of Calabasas, I continued that service by holding board positions such as Vice President, Secretary, and Member at Large over four years. I also served on various committees including security and common area landscape helping to guide essential aspects of community care and safety. Throughout those years, I worked with a wide range of vendors, contractors, and management professionals, often leading initiatives that resulted in significant cost savings. These included upgrading to weather-controlled irrigation systems and selecting top-performing security and landscaping vendors.

For the past three years, I’ve had the privilege of serving as both **President (for two years) and V.P (one year) of the MRE Board of Directors**, and together with the board and your support, we’ve accomplished a great deal:

- Saved over **\$100,000** in water and irrigation-related repairs
- Balanced the association budget while maintaining high standards of care
- Revitalized long-neglected areas such as the **Creek, Reyes Adobe Slope, Woodbrook slope, and the Ridgeway slope**
- Cleared our **v-ditches**, many for the first time in over 15 years, improving drainage and fire readiness
- Renovated the **community fountain** at Thousand Oaks and Grey Rock
- Upgraded our **irrigation system** to a state-of-the-art, weather-controlled solution
- Expanded **irrigated zones**, reducing costly overage penalties and aligning with city conservation efforts (now in last stages of finalize credits)
- Renegotiated our **landscaping contract** to eliminate unnecessary remedial charges
- Established **local vendor partnerships**, significantly lowering parts and materials costs
- Replanted the **GreyRock, MiddleCrest and StoneCrest Medians** and worked with SoCal water wise and the City of Agoura to secure a \$25000 rebate for said project

As I seek re-election to the MRE Board in 2026, I remain committed to **transparency, fiscal responsibility**, and building a culture of **collaboration and respect**. I look forward to continuing to serve you and working together to ensure Morrison Ranch Estates remains a safe, beautiful, and vibrant place we’re all proud to call home.

Thank you for your trust and consideration.

**Warm regards,  
Eyal Erster**