



## **Homer City Hall**

491 E. Pioneer Avenue

Homer, Alaska 99603

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

# **City of Homer Agenda**

**City Council Special Meeting  
Monday, October 28, 2019 at 3:00 PM  
City Hall Cowles Council Chambers**

## **CALL TO ORDER, 3:00 P.M.**

Councilmember Lord request telephonic participation.

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

## **NEW BUSINESS**

- a. [Consideration](#) of Investigative Report and Determination of Validity of the October 1, 2019 Election Contest submitted by Tom Stroozas contesting the Residency of Storm Hansen-Cavasos

## **COMMENTS OF THE AUDIENCE**

## **ADJOURNMENT NO LATER THAN 4:50 P.M.**

Next Regular Meeting is Monday, November 25, 2019 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

October 16, 2019

Storm Hansen-Cavasos

PO Box 1068

Homer, Alaska 99603

Submitted electronically: [stormcavasos@gmail.com](mailto:stormcavasos@gmail.com)

Tom Stroozas

1295 Don's Drive

Homer, Alaska 99603

Submitted electronically: [tstroozas@americascuisine.com](mailto:tstroozas@americascuisine.com)

Re: October 1, 2019 Municipal Election Contest

Dear Ms. Hansen-Cavasos and Mr. Stroozas,

At a meeting on October 14, 2019, the Homer City Council adopted Resolution 19-074, which certified the results of the October 1, 2019 municipal election. The City Council also adopted Memorandum 19-134, which instructed the City Manager to investigate the election contest received by the City of Homer Clerk's Office on October 7, 2019. The contest and investigation are conducted pursuant to AS 29.26.070 and Homer City Code (HCC) 4.50.

The contest filed by Thomas Stroozas alleges that Storm Hansen-Cavasos was not an eligible candidate in the October 1, 2019 election because she did not meet the candidate qualifications set forth in HCC 4.10.020. Specifically, the contest alleges she was not eligible for candidacy because she was not a resident within the City for a period of one year immediately preceding the election day on which she was a candidate, as required by HCC 2.08.020(a). The relevant rules for determining voter and candidate residency are set forth in HCC 4.05.020.

The City's contest procedure is set forth in HCC 4.50.010(c) and (d). Further, under HCC 4.01.010, "The provisions of the Alaska Statutes relating to conduct of municipal elections are incorporated into this chapter as if fully set out. Procedures for the conduct of State elections shall also govern City elections to the extent that they are applicable."

The contest procedure is a quasi-judicial proceeding in which the City Manager, with the assistance of the City Clerk and City Attorney, shall gather evidence and prepare a report for review by the City Council. The City Council shall review the report and the evidence presented to the City Manager, and shall vote to determine whether to uphold its previous action certifying the election of Ms. Hansen-Cavasos.

In order to complete this investigation, please submit any documentation you believe is relevant to allow the City Council to determine the residency in question. Documents relevant to the investigation may include, but are not limited to, employment documents, vehicle registrations, Alaska identification, proof of a home purchase or lease, and voter registration. Written testimony of individuals with information relevant to Ms. Hansen-Cavasos' residency may also be provided if certified under oath. All documentation should be submitted by 5:00 pm on October 21, 2019. It may be delivered in person to the City Clerk's office or via e-mail at [mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us).

Additionally, if determined necessary, the City Manager may request oral interviews with the parties, those who have provided written testimony, or others considered relevant to the issue. The interviews would take place on October 23, 2019. Both parties would be permitted to be present at the interviews, and to be accompanied by counsel. The interviews would be conducted under oath. If interviews are determined necessary, additional notice will be provided.

All proceedings and documentation prepared during the investigation shall be open and subject to public inspection. We intend to conclude the investigation and have the documentation prepared for review by the City Council at a meeting on October 28, 2019, tentatively scheduled for 3:00 pm.

If you have any questions regarding the investigation procedure, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Jacobsen".

Melissa Jacobsen  
City Clerk

cc:  
Katie Koester, City Manager  
Michael Gatti, City Attorney  
Libby Bakalar, Attorney for Ms. Hansen-Cavasos

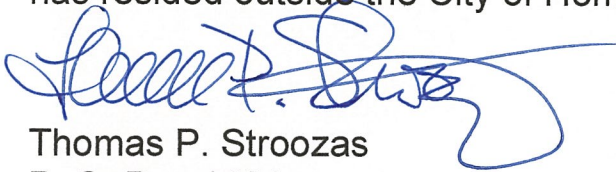
Encl:  
Contest of Election

**4.50.010 Contest of Election – Liability for Expense**

**AFFIDAVIT**

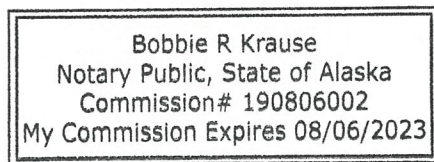
I, Thomas P. Stroozas, resident of Homer, Alaska and candidate for Homer City Council in the October 1, 2019 Municipal Election, do hereby contest the residency eligibility of Storm P. Hansen-Cavasos as a candidate for election to the Homer City Council in the October 1, 2019 Municipal Election. I cite clause A(2), HCC 4.5.010, as the person elected is not qualified under the law of Homer City Code; 2.08.020.

Furthermore, it has come to my attention that Storm P. Hansen-Cavasos has resided outside the City of Homer limits as late as July 2019.



Thomas P. Stroozas  
P. O. Box 1481  
Homer, Alaska 99603  
October 7, 2019

Signed before me this 7<sup>th</sup> day of October, 2019  
by Thomas P. Stroozas personally known by me  
to be the person signing this affidavit.



Bobbie R Krause  
Notary  
My Commission Expires  
8/6/23





# WRITTEN TESTIMONY FOR THE OCTOBER 1, 2019 CONTEST

## WRITTEN TESTIMONY FOR THE CONTESTION OF THE OCTOBER 1, 2019 ELECTION

When I started this it was to get an investigation into the residency of Mrs. Hansen-Casavos. Thank you for voting to investigate as many believe the integrity of this election is at stake. But unfortunately I don't think the city is actually investigating. From the link on the clerk's webpage it states that Tom bring in his evidence, Storm bring in her evidence and the council will decide. Tell me, how are we supposed to get copies of lease agreements, utility information, and school bus information? How this is being handle is not an investigation and many people in Homer and around the state agree.

I know that many members of the local CAN group spoke at the council meeting about codes and telling you their interpretation of the code. But I took notice to the bullying tactic they were using by reminding you that the city couldn't take on another fight. I mean when Mr. Seaton spoke during the public comment time of the Committee of the Whole about the "Supreme Court," wow, was that not a stern message to the council. I have been watching the city government dynamics since the recall. I by no means understand a lot of the "governing" part but I do see the dynamics of the left vs right. At first I found it interesting. But now I see the left twisting code to suit or protect one of their own. It shouldn't matter what side you stand with, when a person lies on a candidate form, you should want to stand for the integrity of the election and follow the truth. I was raised that truth will always rise to the top and prevail. But what I have learned about truth by our community is that it can be held down by fear of retaliation. I spoke to over 10 people myself, not to mention all the people Jill spoke too, that have knowledge and proof of Mrs. Hansen-Cavasos residency but would not do a written testimony because of fear of some sort of retaliation from Mrs. Hansen-Cavasos or the CAN group. FEAR. Fear their work place would become hostile. Fear that their kids would lose friendships with Mrs. Hansen-Cavasos kids. Fear they would lose their friendship with Mrs. Hansen-Cavasos by telling the truth. Some of her friends were shock that she lied as they know for a fact where is lived. Yes, this is tearing our community apart once more but it isn't a left vs right issue that is doing it. It's a person and the group supporting her that is doing it. It is not just the folks on the right that is concern about this. Many are on the left. They are uncomfortable with Mrs. Hansen-Cavasos lying to get elected and now to keep her seat. The division in our community this time is over one person's lie and a group that is bullying our city officials to interpret the code the way they are interpreting the code. This time it is right vs wrong. I hope you stand for what is right.

My written testimony is from my investigation. Going out, talking to people, doing a public records search, social media search. Simple things, easy things. I find it interesting that Mrs. Hansen-Cavasos locked down her social media accounts after the council meeting when Jill shared pictures from her page. People already had the screen shots. And these screen shots tell a very different story than Mrs. Hansen-Cavasos or her attorney. KBBI reported that Hansen-Cavasos attorney offered an alternate explanation. Well, obviously the attorney didn't get the whole story and didn't follow them social media photos on her page, because they tell a different story of Mrs. Hansen-Cavason residency. Below is a few of those photos that was public on Mrs. Hansen-Cavasos page. There are so many more out there. People who fear retaliation has them. These people said they would only talk to the city attorney. Jill Hockema turned in a list of name and phone #'s to Melissa after the city council meeting. If you are really seeking the truth, you will give them a call. Believe me, their fear is real. But Jill got a call from Melissa today to say they are not going to call any of the people on the list but they are working with the parties to get information. THAT IS NOT INVESTIGATING! Investigating means YOU call and request information. Information that will only be released to the city for an investigation. Places like:

- HEA
- Surburban Propane
- Apple Bus
- School District

## WRITTEN TESTIMONY FOR THE CONTESTION OF THE OCTOBER 1, 2019 ELECTION

- Quick draw water.

Quickdraw water has all kinds of info but will not release it unless asked by the city investigator. It seems there was an accident at Mrs. Hansen-Cavasos home on Rolling Meadows where she backed into the water truck causing damage this summer. WHY would she be paying for water at Rolling Meadows and be there if she did not live there? Her husband was not there, again he lives and works in Hawaii. It seems to be common knowledge with her friends and family that Jason has been in Hawaii. One of her co-workers told me he cannot leave Hawaii do to some legal issues from back in December 2018. Come on! Investigate! The information is there. DO YOUR JOB. Call his employer. Get verification he did not stay in the Rolling Meadows house as the attorney is spinning.

Let's talk about voter registration. She change her voter registration in May 2018. So her attorney says she moved in with her mom May 2018. Don't you find that suspicious? Then it wasn't until August 2019 she changed it to Rangeview. Where did she vote in November 2018? Again, another question that you could investigate.

I hope you see through all the smoke and mirrors from the left on their interpretation of the codes and just look for the truth. It's out there. Fear is keeping it down until you make those calls. But listen to the few that has overcome their fear and submitted a written testimony. It wasn't easy for them and they should be applauded and support for standing up for truth.

By the way, I guess I should, in full disclosure, tell you that I am consulting with an attorney in regard to this issue. You see the right has access to attorneys too. It's not just the left. And I am not making this a Republican vs Democrat battle. So there is no assistance from the Republican Party. This is just citizens standing for truth. It is also citizens across this great state of ours that is willing to support us as we stand truth.

*Cassie Lawver*

Thank you.

Cassie Lawver



So April of this year, 2 cups of coffee before leaving the house at Fritz Creek, Alaska and then "picking up" the kids from moms. So does that look like she Lived with her mom in April of 2019?

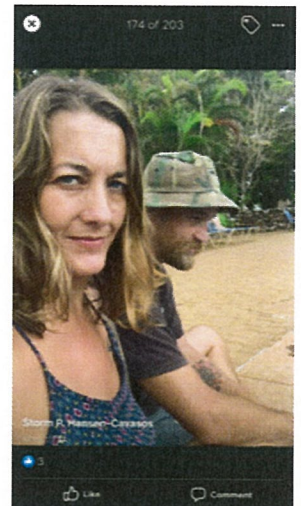




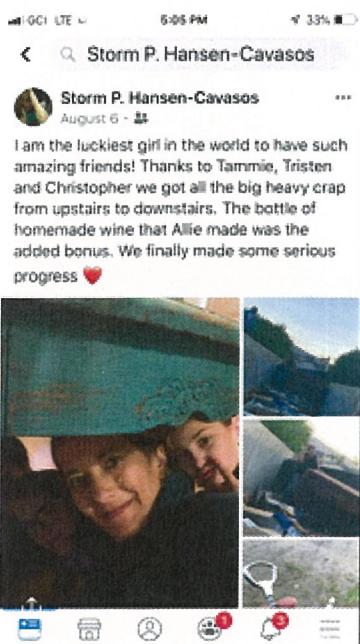
# WRITTEN TESTIMONY FOR THE CONTESTION OF THE OCTOBER 1, 2019 ELECTION



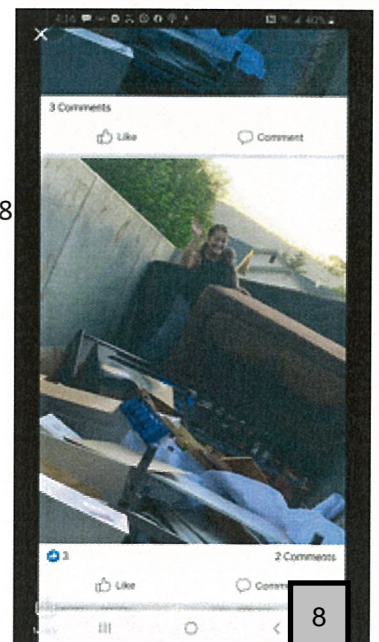
Family trip in April 2019 to Hawaii to see dad. She had a video of her kids running up and embracing their dad. One of her co-workers said they hadn't seen him in a long time because he was living in Hawaii. If you called his employer, you could find out just how long he has been there. I hope you don't just take her or her husband word for it, but call and verify!



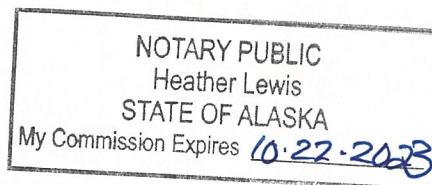
So hotdogs at Fritz Creek. But the one that really stands out is mowing the lawn at Fritz Creek, Alaska. If you DID NOT live there, why are you mowing the lawn. Why would your dog be going to the neighbors' house and your kids outside if you did not live there and your husband is living in Hawaii. Again, you can see why people are saying she did not live in the city limits.



August 2019. Looks and reads like moving day. The house in the background of the dumpster is on Rolling Meadows. It is Jill Hockema's mom house. So if she lived with her mom since May 2018 and her husband lives and works in Hawaii, why was ALL their belongings in the house on Rolling Meadows? Because she lived there until August of 2019.



Camelawo 10/21/19  
Signature Date



Received  
City Clerk's Office

OCT 21 2019

City of Homer

# WRITTEN TESTIMONY FOR THE OCTOBER 1, 2019 CONTEST



Storm P. Hansen-Cavasos was my neighbor at 54730 Rolling Meadows Road, in Homer, from approximately June of 2018 to approximately mid July of 2019. This is about 10 miles out East End Road in Homer.

On November 1st, 2018, I called Storm's landlord, Matt Hambrick, also of Homer, and discussed an issue at the rental property. In that conversation, he told me Storm would be moving in the summer. On November 2nd, 2018, Storm messaged me via Facebook, regarding my conversation with Mr. Hambrick. In this message, she states her husband has been gone for five months and her truck isn't broken down, apologizes for her garbage in the pick-up truck, and her dogs for being on my property. In a letter from her attorney, Ms. Bakalar, the attorney states that there were "several undrivable family vehicles." However, Storm, in her own words, tells me the vehicle isn't broke down. The attorney also states that in May 2018 Storm moved in with her mother on Mission Road. Storm listed 54730 Rolling Meadows Road as her physical address on her State of Alaska Voter Registration Applications on March 23, 2018 and again on April 4, 2018. <sup>9</sup> (See attachments). There is currently a Ford Mercury still sitting at the Rolling Meadows Road property. (See attachment) When I spoke with the landlord, Mr. Hambrick, on October 11th, 2019, he stated, "I wish she would get her vehicle off the property. She said she can't find the title." He stated to me that all she has to do is go to the DMV to get a new one.

Attached are Storm's Facebook posts and one Instagram post from April 2019 to May 31st, 2019 showing her activity at the home, morning, day, and night.

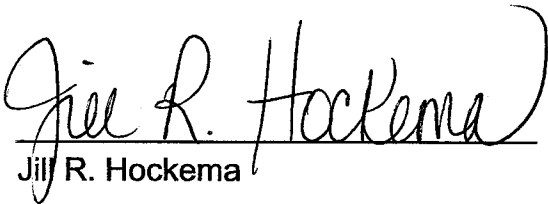
I had a written conversation with Storm on June 20th, 2019, (see attached) where I sent pictures of a dog, asking if it was hers, stating that the dog had stayed the night on our mutual neighbor's deck. She stated, "Uhg yes!! I'm sorry the kids must have let her out." and also, "Mina must have let her slip out when she got home last night." In the same conversation she stated, "we will be moving after too long so we won't be(an) issue much longer."

During the time she lived on Rolling Meadows Road, I frequently saw a dog on the balcony of the house during the day, their chickens in their driveway, the road, and in my moms driveway, which is directly across the street from Storm, as well as kids riding their bikes and playing outside, and Storm on the patio outside. There was always at

According to a records request provided by the Alaska Division of Elections, Storm was registered at 39888 Brenmark Road, Homer, AK on August 28, 2015. A notice of default on the Brenmark home was executed in September, 2018, and on December 17th 2018 the real property was auctioned off to the highest bidder, removing Storm, and husband Jason, from the deed and title.

Storm then changed her voter registration to 54730 Rolling Meadows, Homer, AK on March 23, 2018 and again on April 4, 2018. On August 8th, 2019 she changed her voter registration to reflect the Rangeview address inside the Homer city limits. (See attachments)

The following neighbors, and landlord said they would only talk to an official of the city or an attorney regarding this issue: Dave Gerard 907-299-3245, Dan Gerard 907-299-3275, and Matthew Hambrick 907-299-4223. Storm is a distributor for Scentsy products, of which I was informed that her delivery address for packages was 54730 Rolling Meadows address right up until April 2019. The contact information is as follows: Scentsy Toll-free: (877) 895-4160, Phone: (208) 472-0800, Fax: (208) 888-4306

  
Jill R. Hockema

I, Jill R. Hockema, hereby swear or affirm the attached written testimony for the October 1, 2019 Election Contest is true.

Jill R. Hockema 10-21-19  
Signature Date

State of Alaska)  
Third) ss  
Judicial District)

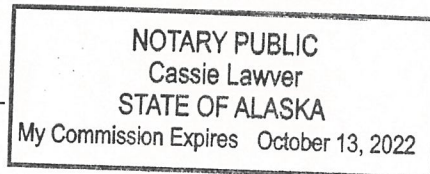
I hereby certify that on the 21 day of October, 2019, before me, Cassie Lawver, a notary public of the State of Alaska, personally appeared, Jill R. Hockema and made his/her oath/affirmation in due form of the law that the matters and facts set forth in the written testimony are true.

As witness my hand and notarial seal.

Cassie Lawver  
Notary Public

Cassie Lawver  
Notary Public printed name

My commission expires 10/13/22



# Storm P. Hansen-Cavasos

You're friends on Facebook

Worked at Homer Medical Clinic

Went to Homer Senior High School

Lives in Homer, Alaska

*Jill Hockema*

NOV 2, 2018 AT 7:03 PM

Jill I want to apologize for my dogs

I will have a talk with my kids about not letting them out anymore. They don't realize what's going on when they take them out to play and I am very sorry. We can come I over and clean up if you like

And our truck isn't. Broke down i just cannot find the key. My husband had been gone for five months and he had the main key I will be removing the garbage on Sunday as tomorrow I already have plans to watch Mina wrestle and won't be back until evening. I left Beth a message letting her know the same thing  
My deepest apc' ries



Aa







Storm



NOV 2, 2018 AT 10:51 PM

No need to apologize. I called Matt because we are friends and I even asked if he would like me to contact you guys directly, and he said he would take care of it. The dogs were by my garage door/front door one night and scare the crap out of me when I opened the door 😬 I've caught them pooping in my driveway and yard twice, but haven't since. Didn't even know they were your dogs until I was coming home one day and they were in the road in front of your house. I didn't say the truck was broke down, I asked if it was. I only noticed all the g and rbage into the back of it the other day. It only concerns me because of bears. I'm outside around my high tunnel a lot (not now because the temp has changed) and it makes me nervous, not only for me, but the kids are walking the road to and from the bus. Anyway, thanks for reaching out, have a good weekend. 😊😊



Thank you Jill

You can't reply to this conversation. [Learn More](#)

Jill Hockema  
Storm blocked  
me on 15  
October 7th



According to city code, candidates for city council must be residents of the city for a year prior to the election. Community residents submitted Facebook posts and text conversations alleging that Hansen-Cavasos was still living at a Fritz Creek residence until mid-summer.

Hansen-Cavasos' lawyer offered an alternate explanation.

In a letter to the city, attorney Libby Bakalar stated that her client separated from her husband in May of 2018 and moved in with her mother to the family home on Mission Road. Her husband kept the home they had rented together in Fritz Creek, though she visited the property to mow the lawn and retrieve belongings.

After hearing testimony from both those for and against seating Hansen-Cavasos, the city council questioned newly appointed city attorney Michael Gatti after ruling that Stroozas had a conflict of interest and must leave the council table for the duration of the discussion into the investigation.

Gatti explained that should they proceed with the investigation, with the council reviewing





Storm P. Hansen-Cavasos

...

September 10 ·

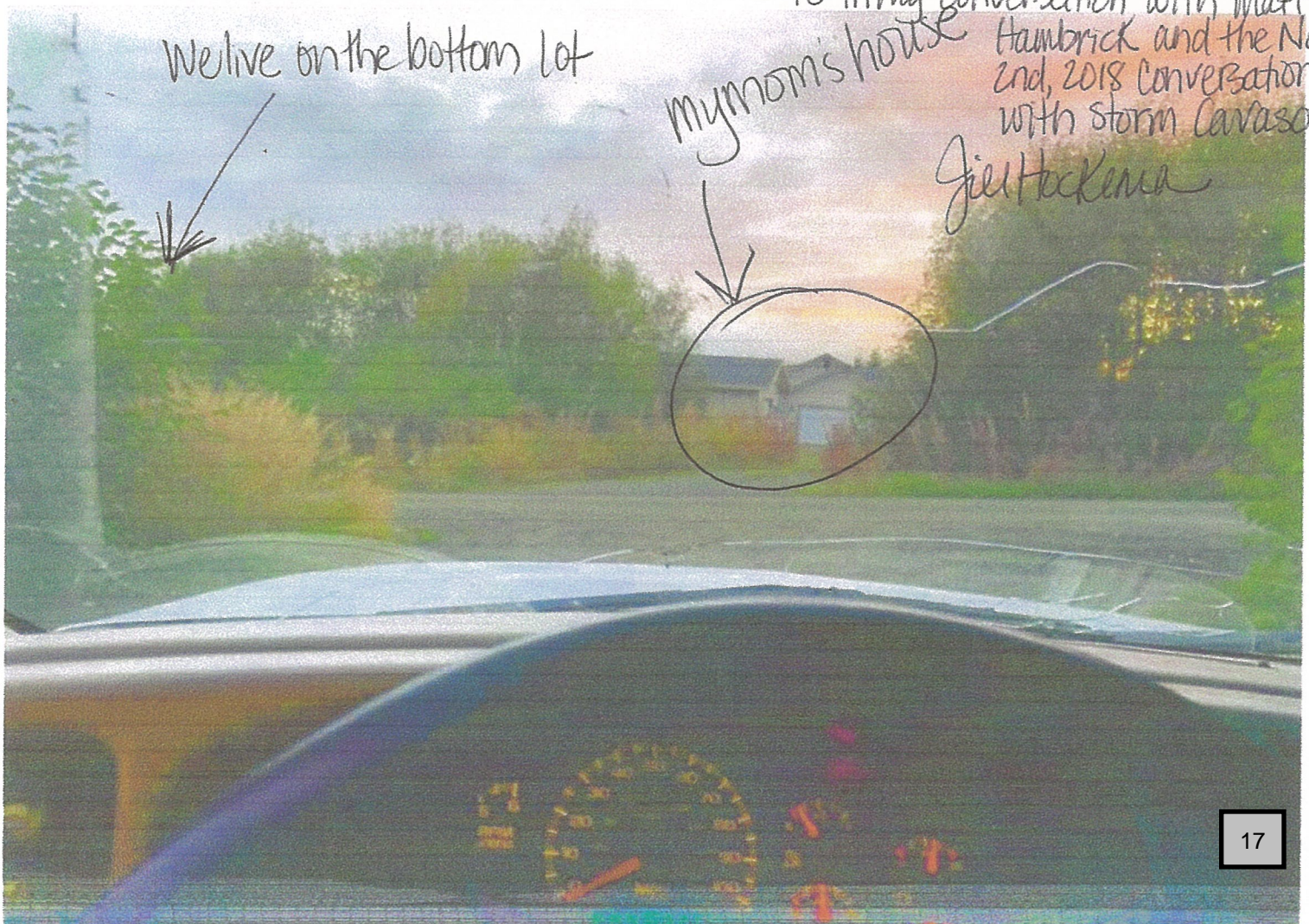
Proud of myself, got the tires aired up, gas put in the rig and jump started the dAmn old white truck and got her home with shit for breaks and the bEd full of tools with my sidekick following me to make sure tires didn't blow or truck not make it. Got within a block of home before it died. But jumped that f&\$k#r and bAcked her into her resting spot. I can sleep good tonight.

This is the white truck I referred to in my conversation with Matt Hambrick and the Nov. 2nd, 2018 conversation with Storm Cavasos.

Jill Heckema

We live on the bottom lot

my mom's house





LIBBY BAKALAR  
ATTORNEY AT LAW

211 Fourth Street, Suite 108 | Juneau, AK 99801  
907.723.9492 | ebakalar@gmail.com

although he was frequently out of town for construction work. Ms. Hansen-Cavasos and her children continued to reside at Mission Road.

Shortly thereafter, Ms. Hansen-Cavasos moved to 408 Rangeview, also within city limits, while she saved money to build another dwelling on the family property at 1345 Mission Road. All five of Ms. Hansen-Cavasos' children are registered in the Kenai Peninsula School District with their residence address of 1345 Mission Road, and the school bus dropped them off there each day for both the last and current school years.

Although we do not yet have the full documentation filed in support of the election contest, my client believes that the effort to discredit her residency is based on neighbors' hearsay that she recently resided at 54730 Rolling Meadows—several undrivable family vehicles were parked there, and the children were seen there fetching belongings they needed to retrieve. Also, during the last few months, Ms. Hansen-Cavasos has visited the Rolling Meadows property several times in order to mow the lawn and engage in the emotionally difficult task of sorting through her marital belongings.

In sum, at all times relevant to this dispute, Ms. Hansen-Cavasos has both resided at 1345 Mission Road within Homer city limits and has intended to remain there—the critical legal factor for a residency determination. Under the plain language of the Code, visiting the Rolling Meadows property during the collapse of her marriage does not defeat Ms. Hansen-Cavasos' Mission Road residency, and the fact that the Rolling Meadows lease bears her name is of no consequence under these circumstances or the Code. She resided at—and *always intended to reside at*—her Mission Road home during the relevant time period. Accordingly, there is no legal or factual reason to proceed with any further inquiry into Ms. Hansen-Cavasos' residency.

Ms. Hansen-Cavasos is a political newcomer and her opponents did not expect her to win. This election contest is nothing more than a bad-faith, "sore loser" effort by her opponents and their supporters to oust Ms. Hansen-Cavasos from her seat and defy the will of Homer's voters. Surely, the individuals mounting this campaign against Ms. Hansen-Cavasos had the time and opportunity to do so prior to the election, and if their concerns were valid, should have done exactly that. Their disingenuous attempt to do so now should be viewed with skepticism.

Given your many years of extensive experience on these and similar issues, I am confident that you will advise the Council not to waste valuable City time and resources on this fruitless exercise. We urge the Council to certify the election as required by law and swear in Ms. Hansen-Cavasos at the October 14 Council Meeting as planned.

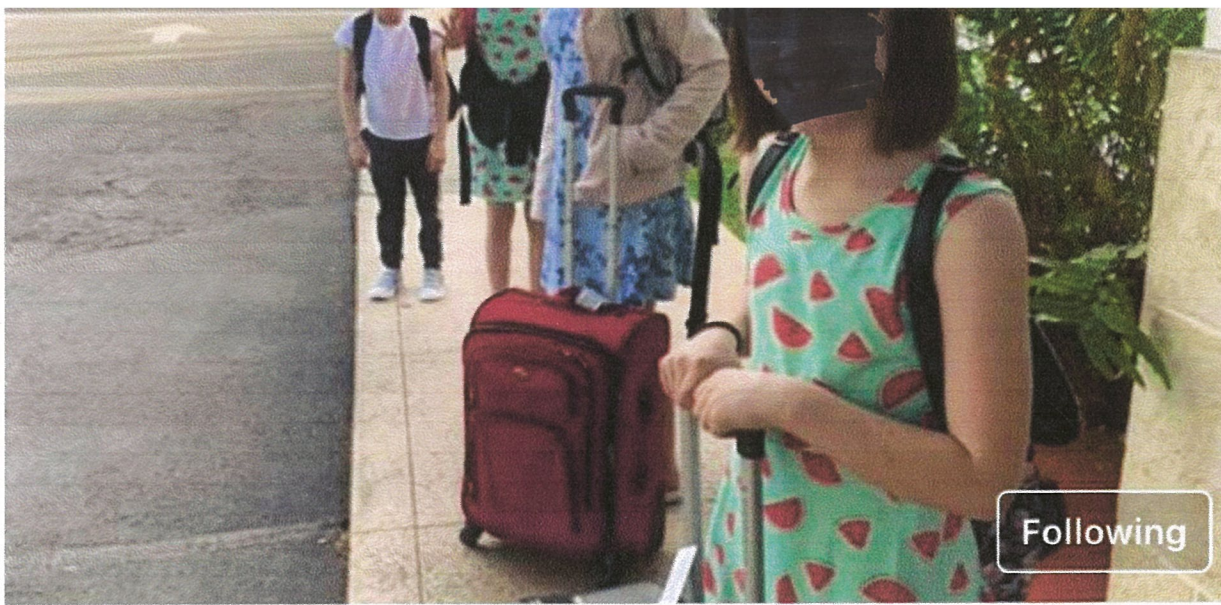
Sincerely,



Libby Bakalar  
Attorney for Storm Hansen-Cavasos

cc: Homer City Clerk; Homer City Council





## Hawaii with the fam April 2019

Updated May 3, 2019

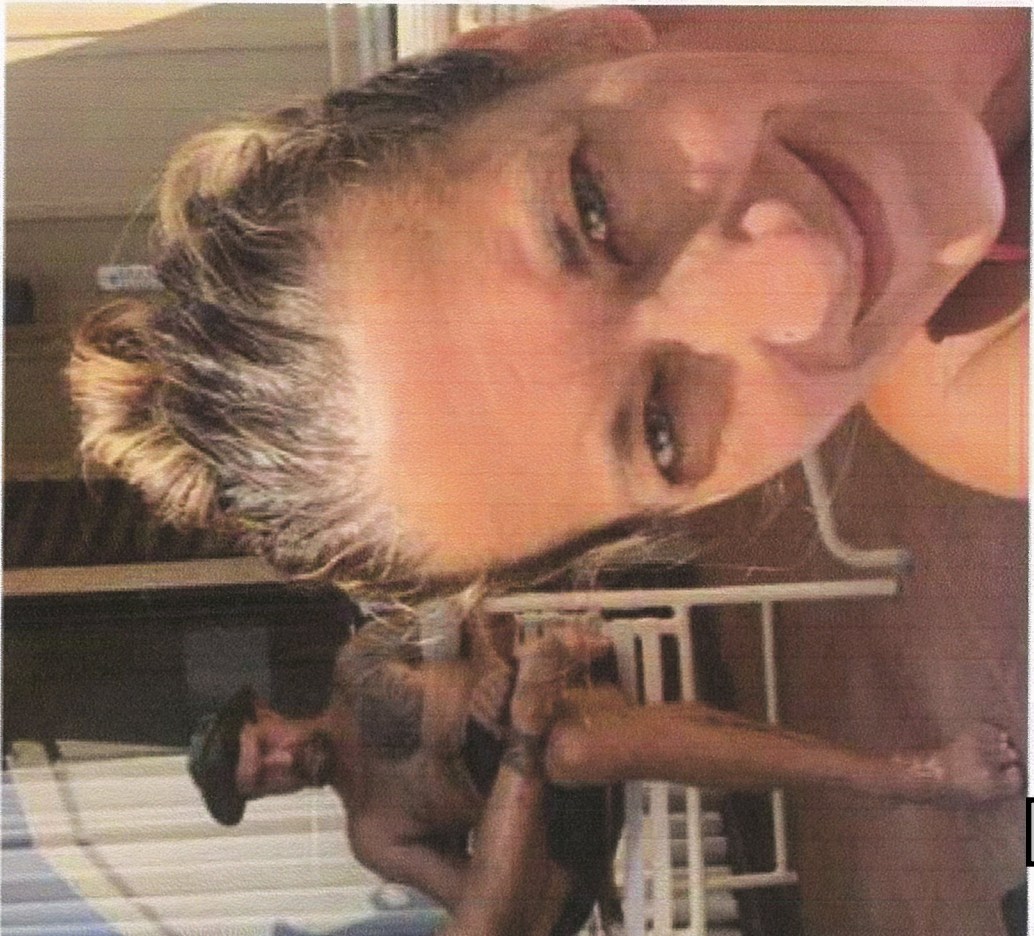
  Susan Arseneau and 5 others

 Like

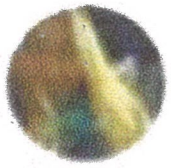
 Comment











Storm P. Hansen-Cavazos is in  
Fritz Creek, Alaska.

...

April 16 · 🧑🧑

Two cup Tuesday, before even leaving the  
house... 😊







stormpuanani  
Fritz Creek, Alaska



24 likes

stormpuanani Slowly making progress. Think i need to run to fritz for a crabbies ginger beer 🍷

May 19



stormpuanani





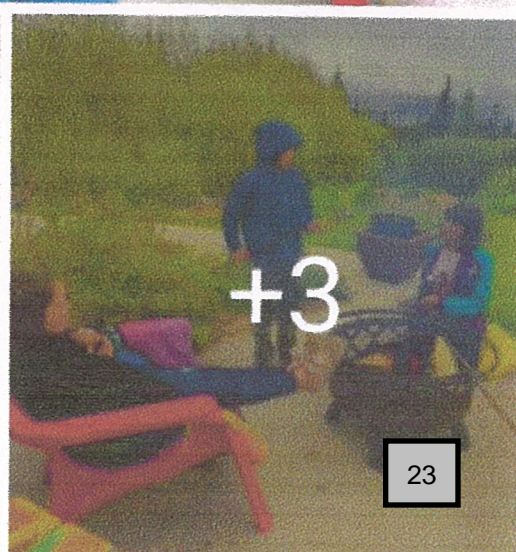


**Storm P. Hansen-Cavasos is in Fritz Creek, Alaska.**



May 25 at 11:18 PM • Fritz Creek, Alaska •

First hotdog and s'mores roast of the season.  
Finished just in time for the rain ❤️ @ Fritz Creek, Alaska







**Storm P. Hansen-Cavazos** is in **Fritz Creek, Alaska.**



May 27 at 1:44 PM • Fritz Creek, Alaska • 👤

Thank goodness for a break in weather, lawn needed mowed. ☀️ @ Fritz Creek, Alaska







**Storm P. Hansen-Cavazos** is with **Bertha Hansen** in **Fritz Creek, Alaska.**



May 31 at 8:33 PM • Fritz Creek, Alaska • 🧑🏻🧑🏻

This child of mine, love her to pieces ❤️ @ Fritz Creek, Alaska.



👍❤️ Ken Goldman and 42 others

1 Comment

👍 Like

💬 Comment

This vehicle is still on the property. See Attached





Same  
Vehicle as  
in FB post  
from May  
31, 2019

OCT 10<sup>th</sup>, 2019  
2:27pm

Joe  
Hockema





**Storm**

Active 11 minutes ago



*Giul Hockema*

JUN 20 AT 11:57 AM

This wouldn't happen to be your dog?



Aa





Storm

Active 11 minutes ago



Uhg yes!! I'm sorry the kids must have let her out 😞



Whatever she has done wrong let me know I'll fix or replace



I'm at work but Mina who is Mary the dogs "mom" is home and can come get her

She's done nothing wrong 😊  
She's an absolute LOVE!!



She is that a super lovey but she pushes her way through when the kids go out to play and likes to say hi!! Lol

She has been at the neighbors house since last night and stayed the night up there. Mitzi was wondering who's dog it was and I thought it might be yours. What would you like them to do with her?

Oh geesh  
Mina must have ↓ her slip out when she got home last night



Aa







Storm

Active 11 minutes ago



Oh geesh

Mina must have let her slip out  
when she got home last night

And if Mary finds people nice to  
her she sticks. Lol



hahaha, that she has!

I can send Mina to go get her  
Not sure which house is Mitzi's  
though



They are the neighbors right  
behind you on the right side  
going up the hill...first driveway

Ok so I'm bad with directions 🤔

If when coming down Bonnie take  
a left up the hill instead of right  
down to our area?



Correct. Then first driveway on  
right. There is alders between  
your two houses

Their names are Mark and Mitzi

Ok I'll tell mina please tell them



Aa









**Storm P. Hansen-Cavazos**

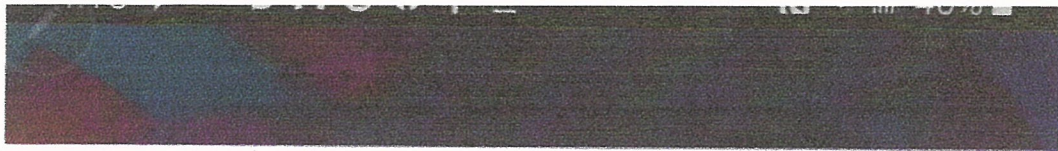


Aug 6 at 12:35 PM • 🧑🏻

I am the luckiest girl in the world to have such amazing friends! Thanks to Tammie, Tristen and Christopher we got all the big heavy crap from upstairs to downstairs. The bottle of homemade wine that Allie made was the added bonus. We finally made some serious progress ❤️



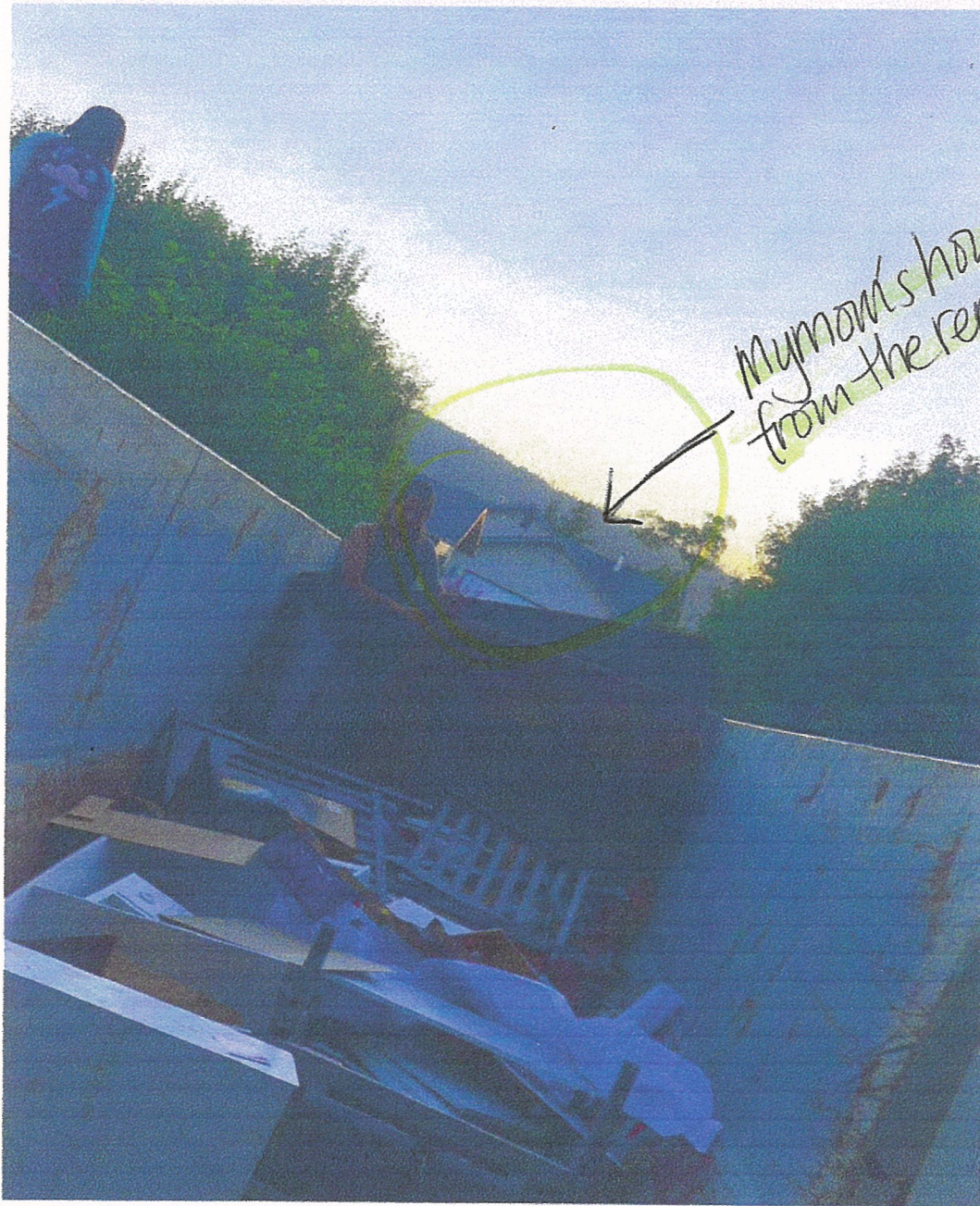




2

Like

Comment



Mymom's house  
from the rental.

at 54105  
Rolling Meadows  
Rd.  
Jill Hackman

3 Comments

Like

Comment





# STATE OF ALASKA VOTER REGISTRATION APPLICATION

Please print clearly in blue or black ink.

1. You MUST complete this section for registration.

☒ Yes ☐ No I am a citizen of the United States.

☒ Yes ☐ No I am at least 18 years old or will be within 90 days of completing this application.

If you checked NO to either question, do not complete this form as you are not eligible to register to vote.

2. Last Name First Name Middle Initial Suffix  
HANSEN-CAVASOS STORM PUANANI

3. Former Name: (If your name has changed)

4. You MUST Provide the Alaska residence address where you claim residency - Do not use PO, PSC, HC or RR.

39888 BRENMARK RD HOMER AK 99603

House # Street Name Apt# City State

☐ \* Keep my residence address confidential. (Your mailing address in section 5 must be DIFFERENT from your residence address in section 4 to remain confidential.)

5. Mailing Address:

PO BOX 1068

HOMER AK 99603

10. ☐ I am a voter with a disability and would like information on alternative voting methods.

11. ☐ I am interested in serving as an election official (Provide your phone number and/or email address in section 12.)

12. \* Daytime Phone No. \_\_\_\_\_

\* Evening Phone No. \_\_\_\_\_

\* Email Address \_\_\_\_\_

6. You MUST provide at least ONE

\*Social Security No. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\*Last 4 Digits of Social Security No. \_\_\_\_\_

\*Alaska Driver's License No. \_\_\_\_\_

\*Alaska State ID Card No. \_\_\_\_\_

☐ I have not been issued a Social Security, Alaska Driver's License or State ID number.

13. Political Affiliation (Select only ONE)

Political Parties:

- ☐ Alaska Democratic Party
- ☐ Alaska Libertarian Party
- ☐ Alaska Republican Party
- ☐ Alaskan Independence Party

Political Groups:

- ☐ Green Party of Alaska
- ☐ Alaska Constitution Party
- ☐ Veterans Party of Alaska

Other:

- ☐ Nonpartisan (no party affiliation)
- ☒ Undeclared (no party declared)

RECEIVED

AUG 28 2015

REGION I

OFFICIAL

7. You MUST Provide

\*Date of Birth \_\_\_\_\_

8. \*AK Voter Number: \_\_\_\_\_

(If known)

9. Sex ☐ Male ☒ Female

14. If you are registered to vote in another state, you MUST cancel that registration by providing the following:

City: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Voter Certificate. Read and Sign: I certify, under penalty of perjury, that the above information I provided on this document is true and correct. I am not registered to vote in another state, or I have provided information to cancel that registration. I further certify I am a resident of Alaska and I have not been convicted of a felony, or having been so convicted, have been unconditionally discharged from incarceration, probation and/or parole.

WARNING: If you provide false information on this application you can be convicted of a misdemeanor AS 15.66.050.

\*SIGNATURE: \_\_\_\_\_

DATE: 8/21/2015

Registrar/Agency/Official - Check ID and complete this section

For Office Use Only

Registrar Name

Voter # or SSN

OR Division of Motor Vehicles

Agency Name

VN

31-370

D/P

AC

SP

\*Items are kept confidential by the Division of Elections and are not available for public inspection except that confidential addresses may be released to government agencies or during election processes as set out in state law.

1300-00

33



# STATE OF ALASKA VOTER REGISTRATION APPLICATION

Refer to instructions on the reverse side for specific information and identification requirements

Please print clearly in blue or black ink.

## 1. You MUST complete this section for registration.

☒ Yes ☐ No I am a citizen of the United States.

☒ Yes ☐ No I am at least 18 years old or will be within 90 days of completing this application.

If you checked NO to either question, do not complete this form as you are not eligible to register to vote.

Last Name	First Name	Middle Initial	Suffix (Sr., Jr., etc.)
HANSEN-CAVASOS	STORM	PUANANI	

## 3. Former Name : (If your name has changed)

## 4. You MUST provide the Alaska residence address where you claim residency. Do not use PO, PSC, HC or RR.

54730 ROLLING MEADOWS DR

FRITZ CREEK

AK

House #	Street Name	Apt #	City	State

\* ☐ Keep my residence address confidential. (Your mailing address in section 5 must be DIFFERENT from your residence address in section 4 to remain confidential.)

## 5. Mailing Address :

PO BOX 1068

HOMER AK 99603

7. ☐ I am a voter with a disability and would like information on alternative voting methods.

8. ☐ I am interested in serving as an election official.  
(Provide your phone number and/or email address in section 12.)

9. Daytime Phone No. \_\_\_\_\_

Evening Phone No. \_\_\_\_\_

Email Address No. \_\_\_\_\_

## 6. \*AK Voter Number \_\_\_\_\_

(If known)

## 10. You MUST provide at least ONE

\*Social Security No. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\*Alaska Driver's License No. \_\_\_\_\_

\*Last 4 Digits of Social Security No. \_\_\_\_\_

\*Alaska State ID Card No. \_\_\_\_\_

☐ I have not been issued a Social Security, Alaska Driver's License or State ID number.

## 11. You MUST provide

\*Date of Birth \_\_\_\_\_  
Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_

12. Sex ☐ Male ☒ Female

## 13. Political Affiliation For political affiliation choices in Alaska, see instruction number 5 on the reverse side.

Write political affiliation: UNDECLARED

## 14. If you are registered to vote in another state, you MUST cancel that registration by providing the following:

City: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**Voter Certificate. Read and Sign:** I certify, under penalty of perjury, that the above information I provided on this document is true and correct. I am not registered to vote in another state, or I have provided information to cancel that registration. I further certify that I am a resident of Alaska and I have not been convicted of a felony, or having been so convicted, have been unconditionally discharged from incarceration, probation and/or parole.

**WARNING:** If you provide false information on this application you can be convicted of a misdemeanor AS 15.56.050.

\*SIGNATURE: \_\_\_\_\_

DATE: 03/23/2018

Registrar/Agency/Official - Check ID and complete this section

Registrar Name \_\_\_\_\_

Voter # or SSN \_\_\_\_\_

OR

Agency Name \_\_\_\_\_

For Office Use Only

VN \_\_\_\_\_

D/P \_\_\_\_\_

\*Items are kept confidential by the Division of Elections and are not available for public inspection except that confidential addresses may be released to government agencies or during election processes as set out in state law.



# STATE OF ALASKA VOTER REGISTRATION APPLICATION

Refer to instructions on the reverse side for specific information and identification requirements

Please print clearly in blue or black ink.

## 1. You MUST complete this section for registration.

☒ Yes ☐ No I am a citizen of the United States.

☒ Yes ☐ No I am at least 18 years old or will be within 90 days of completing this application.

If you checked NO to either question, do not complete this form as you are not eligible to register to vote.

Last Name	First Name	Middle Initial	Suffix (Sr., Jr., etc.)
HANSEN-CAVASOS	STORM	PUANANI	

## 3. Former Name : (If your name has changed)

## 4. You MUST provide the Alaska residence address where you claim residency. Do not use PO, PSC, HC or RR.

54730 ROLLING MEADOWS RD

HOMER

AK

House #	Street Name	Apt #	City	State

\* ☐ Keep my residence address confidential. (Your mailing address in section 5 must be DIFFERENT from your residence address in section 4 to remain confidential.)

## 5. Mailing Address :

PO BOX 1068

HOMER AK 99603

## 6. \*AK Voter Number

(If known)

7. ☐ I am a voter with a disability and would like information on alternative voting methods.

8. ☐ I am interested in serving as an election official.

(Provide your phone number and/or email address in section 12.)

9. Daytime Phone No.

Evening Phone No.

Email Address.

## 10. You MUST provide at least ONE

\*Social Security No. / /

\*Alaska Driver's License No.

\*Last 4 Digits of Social Security No.

\*Alaska State ID Card No.

☐ I have not been issued a Social Security, Alaska Driver's License or State ID number.

## 11. You MUST provide

\*Date of Birth

Month Day Year

12. Sex ☐ Male ☒ Female

## 13. Political Affiliation For political affiliation choices in Alaska, see instruction number 5 on the reverse side.

Write political affiliation: ALASKA REPUBLICAN PARTY

## 14. If you are registered to vote in another state, you MUST cancel that registration by providing the following:

City: State: County: Zip Code:

**Voter Certificate. Read and Sign:** I certify, under penalty of perjury, that the above information I provided on this document is true and correct. I am not registered to vote in another state, or I have provided information to cancel that registration. I further certify that I am a resident of Alaska and I have not been convicted of a felony, or having been so convicted, have been unconditionally discharged from incarceration, probation and/or parole.

**WARNING:** If you provide false information on this application you can be convicted of a misdemeanor AS 15.56.050.

\*SIGNATURE:

DATE: 04/04/2019

## Registrar/Agency/Official - Check ID and complete this section

Registrar Name

Voter # or SSN

OR

Agency Name

## For Office Use Only

VN

D/P

\*Items are kept confidential by the Division of Elections and are not available for public inspection except that confidential addresses may be released to government agencies or during election processes as set out in state law.



# STATE OF ALASKA VOTER REGISTRATION APPLICATION

Refer to instructions on the reverse side for specific information and identification requirements

Please print clearly in blue or black ink.

## 1. You MUST complete this section for registration.

☒ Yes ☐ No I am a citizen of the United States.

☒ Yes ☐ No I am at least 18 years old or will be within 90 days of completing this application.

If you checked NO to either question, do not complete this form as you are not eligible to register to vote.

## 2. Last Name

## First Name

## Middle Initial

## Suffix

HANSEN-CAVASOS

STORM

P

## 3. Former Name : (If your name has changed)

## 4. You MUST provide the Alaska residence address where you claim residency. Do not use PO, PSC, HC or RR.

408 RANGEVIEW DR

HOMER

ALASKA

House #

Street Name

Apt # City

State

\* ☐ Keep my residence address confidential. (Your mailing address in section 5 must be DIFFERENT from your residence address in section 4 to remain confidential.)

## 5. Mailing Address : (Address where you receive your mail if different from above)

PO BOX 1068

HOMER

AK

99603

7. ☐ I am a voter with a disability and would like information on alternative voting methods.

8. ☐ I am interested in serving as an election official.  
(Provide your phone number and/or email address in section 9.)

9. Daytime Phone No:

Evening Phone No:

Email Address:

## 6. \*AK Voter Number

(If known)

## 10. Identifiers - You MUST provide at least one:

\*SSN or Last 4 of SSN

\*Alaska Driver's License No.  
or State ID Number

☐ I have not been issued a Social Security, Alaska Driver's License or State ID number.

## 11. You MUST provide

\*Date of Birth

Month

Day

Year

## 12. Gender

☐ Male

☒ Female

## 13. Political Affiliation For political affiliation choices in Alaska, see instruction number 4 on the reverse side.

Write political affiliation:

## 14. I am registered to vote in another state, cancel my registration in:

City:

State:

County:

Zip:

**Voter Certificate. Read and Sign:** I certify, under penalty of perjury, that the above information I provided on this document is true and correct. I am not registered to vote in another state, or I have provided information to cancel that registration. I further certify that I am a resident of Alaska and I have not been convicted of a felony, or having been so convicted, have been unconditionally discharged from incarceration, probation and/or parole.

**WARNING:** If you provide false information on this application you can be convicted of a misdemeanor AS 15.56.050.

\*SIGNATURE:

DATE: 08/08/2019

Your signature must be handwritten signature. A typed or digital signature is not valid.

Registrar/Agency/Official - Check ID and complete this section

Registrar Name

Voter # or SSN

OR

Agency Name

\*Items are kept confidential by the Division of Elections and are not available for public inspection except that confidential addresses may be released to government agencies or during election processes as set out in state law.



TRUSTEE'S DEED

THIS deed made between Trustee, Kachemak Bay Title Agency, Inc., an Alaska Corporation, whose address is 3733 Ben Walkers Lane, Suite 1, Homer, AK 99603 as Grantor, and Beneficiary, Guy B. Brooksbank, whose address is 108 Lake Avenue #201, Lake Worth, FL 33460, as Grantee.

WHEREAS, a Deed of Trust was executed by Jason Cavasos and Storm Hansen-Cavasos as Trustors to Kachemak Bay Title Agency, Inc. as Trustee for the benefit of Beneficiaries, Guy B. Brooksbank and Cherie L. Brooksbank on the 4<sup>th</sup> day of October, 2014 and recorded on the 7<sup>th</sup> day of October, 2010 at 2010-003243-0 in the Homer Recording District, Third Judicial District, State of Alaska.

WHEREAS, all of Beneficiary's, Cherie L. Brooksbank's, interest was assigned over to Beneficiary, Guy B. Brooksbank, on December 20, 2011.

WHEREAS, the Trustee executed an Amended Notice of Default and Sale for the real property conveyed by the Deed of Trust on September 13, 2018 and recorded on September 14, 2018 at 2018-002719-0.

WHEREAS, copies of the Amended Notice of Default and Sale were mailed on the 14<sup>th</sup> day of September, 2018 by certified mail, return receipt requested, to the following parties at the indicated addresses:

Jason Cavasos  
P.O. Box 1068  
Homer, Alaska 99603

Storm Hansen-Cavasos  
P.O. Box 1068  
Homer, Alaska 99603

and certified mail receipts were received from all said parties, except:

Jason Cavasos  
P.O. Box 1068  
Homer, AK 99603



WHEREAS, the property located at 39888 Brenmark Road, Homer Alaska 99603, was posted with the Amended Notice of Default and Sale and inspected on September 15, 2018, and an Amended Notice of Default and Sale for said property was published in the Peninsula Clarion, a newspaper of general circulations published in Kenai, Alaska, on September 18, 2018, September 25, 2018, October 2, 2018, and October 9, 2018, and was continuously published on the Peninsula Clarion's website from September 18, 2018 through October 9, 2018, and was posted on September 17, 2018 at the Kenai Court House, 125 Trading Bay Road, Kenai, AK 99611, the Kenai City Hall, 210 Fidalgo Avenue, Kenai, AK 99611, and the Kenai Post Office, 140 Bidarka Street, Kenai, AK 99611.

WHEREAS, on the 17<sup>th</sup> day of December, 2018, at the Kenai Court Building, 125 Trading Bay Drive, Kenai, Alaska 99611, Grantor sold the real property conveyed by the Deed of Trust at public auction to the highest bidder, Guy B. Brooksbank, for an offset bid of \$58,704.35.

WITNESSETH:

Grantor conveys and quitclaims without warranty to Grantee the following described real property:

Lot Four (4), Block Three (3) of AMBER HEIGHTS SUBDIVISION, according to Plat No. 81-38, records of the Homer Recording District, Third Judicial District, State of Alaska.

The address of the property is: 39888 Brenmark Road, Homer, Alaska 99603.

Dated this 27<sup>th</sup> day of December, 2018.

Kachemak Bay Title Agency, Inc.

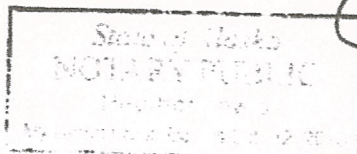
By: Karen Hernstein  
Its: Vice President

STATE OF ALASKA )

) ss.

THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 27 day of Dec, 2018, by Karen Hernstein Vice Pres. of Kachemak Bay Title Agency, Inc., an Alaska corporation, on behalf of the corporation.



[Signature]  
Notary Public in and for Alaska  
My commission expires: 10-22-2019





**Record in the Homer Recording District,  
Third Judicial District, State of Alaska.**

**AFTER RECORDING RETURN TO:**

**Guy B. Brooksbank  
108 Lake Avenue #201  
Lake Worth, Florida 33460**

**TRUSTEE'S DEED, Page 3 of 3**



**3 of 9  
2018-003881-0**

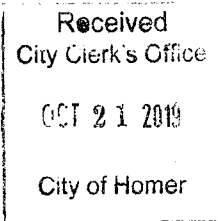


Stroozas also said Hansen-Cavasos used different addresses on her candidate filing and her Alaska Public Offices Commission filing.

The APOC filing shows an address on "Rangeview Drive" and her city candidate filing as "Rangeview Drive." According to a records request provided by the Alaska Division of Elections, Hansen-Cavasos changed her voter registration address on Aug. 8, 2019, to that Rangeview Drive address — "avenue" in the voter registration form. Division of Elections Director Gail Fenumiai said that on April 9, 2019, Hansen-Cavasos had a residency address on Rolling Meadows Road. Rolling Meadows Road is near Mile 9 East End Road and outside Homer city limits.

The Homer News also did a records request for the other candidates' voter registrations. Voter registration information for Evensen and Stroozas keeps private their residency addresses. Erickson lists her address as an East Hill Road address, the same address as shown on Kenai Peninsula Borough records. According to borough records, Erickson has a house on Ocean Drive.





# WRITTEN TESTIMONY FOR THE OCTOBER 1, 2019 CONTEST



To whom it may concern,

My name is Melinda Erickson. I am currently employed by South Peninsula Hospital and have been for over 12 years. I have worked at Homer Medical Center since 2014.

I met Storm Cavazos-Hansen when I started working for Homer Medical Center. As friendly acquaintances, we have shared and confided information to each other.

Throughout the 5 years I've worked for the medical clinic, I've never known Storm to have lived within city limits. Shortly after I met and got to know her, she stated she lived in a small home out east end road for a period of time. She then moved up to Diamond Ridge where she was attempting to buy a home.

Most recently she has been living out east end road a few miles past my home. I've lived 6 miles out east end road for about 5 years and would pass her driving to and from her then home.

During a conversation this summer of 2019, Storm and I discussed details more in depth with her living status out east end road past my house (6 miles) and she stated she was finally moving into town onto Rangeview Ave in close proximity to her in-laws. I offered to lend a hand if needed since I was in close proximity out east end rd.

During the time Storm was campaigning for a seat on city council, I was unaware that one's residency had to be living within city limits for a minimum of 12 months prior. She said she was moving into town in July of 2019. After elections were final, I found information regarding details and knew she had not been a resident of the city for more than a couple of months.

A handwritten signature in black ink, appearing to read "Melinda Erickson". The signature is fluid and cursive, with the first name "Melinda" written in a larger, more prominent script than the last name "Erickson".



I, Melinda Erickson, hereby swear or affirm the attached written testimony for the October 1, 2019 Election Contest is true.

Melinda Erickson 10/21/19  
Signature Date

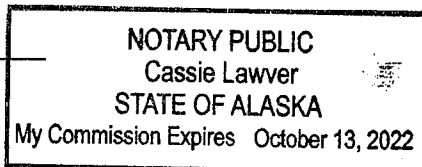
State of Alaska )  
 ) ss  
Third Judicial District)

I hereby certify that on the 21 day of October, 2019, before me, Cassie Lawver, a notary public of the State of Alaska, personally appeared, Melinda Erickson and made his/her oath/affirmation in due form of the law that the matters and facts set forth in the written testimony are true.

As witness my hand and notarial seal.

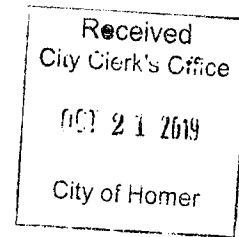
Cassie Lawver  
Notary Public

Cassie Lawver  
Notary Public printed name



My commission expires 10/13/22





## WRITTEN TESTIMONY FOR THE OCTOBER 1, 2019 CONTEST



I, Avram Kalugin, live at 54470 Rolling Meadows Road. I can attest to Storm P Hansen-Cavasos living in my neighborhood up til at least June of 2019 as to that is when I went fishing in Bristol Bay. I drove past her home at 54730 Rolling Meadows Road daily and some days saw her dog and kids in the yard.

A handwritten signature in black ink, appearing to read 'Avram Kalugin', with a horizontal line extending to the right.

Avram Kalugin  
54470 Rolling Meadows Rd  
Homer, AK 99603  
907-299-2214



I, Avram Kalugin, hereby swear or affirm the attached written testimony for the October 1, 2019 Election Contest is true.

[Signature] 10-20-19  
Signature Date

State of Alaska)  
Third) ss  
Judicial District)

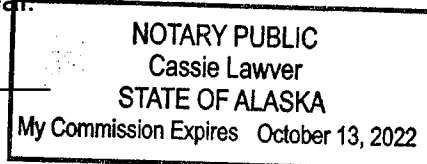
I hereby certify that on the 20 day of October, 2019, before me, Cassie Lawver, a notary public of the State of Alaska, personally appeared, Avram Kalugin and made his/her oath/affirmation in due form of the law that the matters and facts set forth in the written testimony are true.

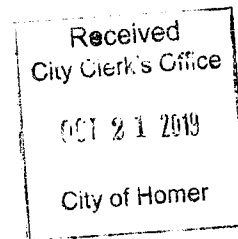
As witness my hand and notarial seal:

Cassie Lawver  
Notary Public

Cassie Lawver  
Notary Public printed name

My commission expires 10/13/22

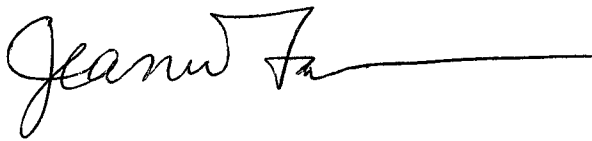




# WRITTEN TESTIMONY FOR THE OCTOBER 1, 2019 CONTEST



I was not aware of the rule that a candidate running for city Council needed to be a resident within the city limits for one year. When I heard of this I realized that Storm had not lived within the city limits for one year. It was late this summer that she moved from her out East End Road home to her new house in town. I know this through direct casual conversations with Storm.

A handwritten signature in black ink, appearing to read "Jeanie Fabich", followed by a long horizontal line.

Jeanie Fabich  
4976 Alder Lane  
Homer, Ak  
99603  
907-299-3579

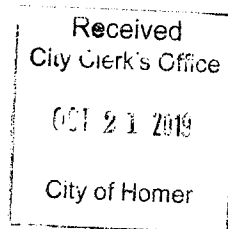
Signature James Fa Date 10/20/19

Carrie Law

Cassie Lawver

49






# WRITTEN TESTIMONY FOR THE OCTOBER 1, 2019 CONTEST

Storm P. Hansen-Cavasos has been my neighbor at 54730 Rolling Meadows Road for approximately one year during 2018 and 2019. My wife, Jill Hockema, and I reside at 54699 Rolling Meadows Road, Homer. Mrs. Cavasos recently moved from that address in approximately mid July of 2019.

I witnessed on several occasions, Storm walking with her children and their dog, Mary, from the bus stop at the top of Bonnie Avenue, to their home on Rolling Meadows Road. During the time she lived in my neighborhood, I had a few conversations with her.

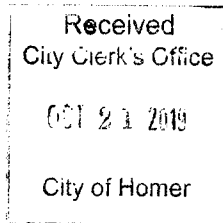
On June 20th, 2018, our mutual neighbors, Mark and Mitzi Kay, who have a summer home on the lot next to 54730 Rolling Meadows Road, had Storm and Jason's dog, Mary stay the night on their deck. The next day, Storm's daughter went and retrieved Mary from their home after Jill contacted Storm to verify it was her dog. I later saw the dog on the upper deck of their house.

  
Matthew G. Hockema



Signature Walter G. Hale Date 10/21/19

52



## WRITTEN TESTIMONY FOR THE OCTOBER 1, 2019 CONTEST



October 18, 2019

My husband and I live at 364 Rangeview Avenue in Homer. The owner of the house next to us on the uphill side of Rangeview, Conrad Schaad, worked on repairing his rental through July 2019 after tenants moved out in the late spring. Then he rented the house to Storm Hansen who moved in this August 2019.

I, Linda Martin, hereby swear or affirm the written testimony above is true.

I, Linda H. Martin, hereby swear or affirm the <sup>Attached</sup> above written testimony for the October 1, 2019 Election Contest is true.

Linda H. Martin 10/18/19  
Signature Date

State of Alaska)  
Third Judicial District) ss

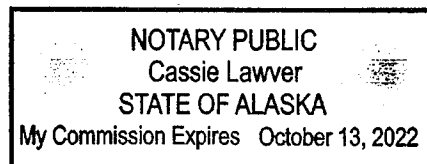
I hereby certify that on the 18 day of October, 2019, before me, Cassie Lawver, a notary public of the State of Alaska, personally appeared, Linda H. Martin and made his/her oath/affirmation in due form of the law that the matters and facts set forth in the written testimony are true.

As witness my hand and notarial seal.

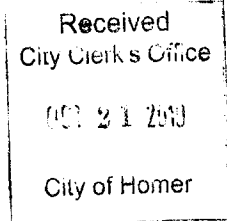
Cassie Lawver  
Notary Public

Cassie Lawver  
Notary Public printed name

My commission expires 10/13/22







# WRITTEN TESTIMONY FOR THE OCTOBER 1, 2019 CONTEST

I am enclosing a screenshot of a conversation I had online in a personal message with Storm. Our children are friends and had spent July 4, 2019 hanging out all day at the parade. Providing this information via email prior to last weeks meeting and now, has caused Storm to unfriend and block me on social media. I have to say being put in this position is greatly upsetting, frustrating, and frankly unnecessary. If the City had done it's due diligence to begin with, the citizens of Homer would not be put in the situation of either having to pretend we don't know, or lie. I don't appreciate being put in this position.

I was under the impression that the City would be doing an investigation, rather than a voluntary information gathering expedition, where people are to "come forward" with any information they may have. That's a sham "Investigation" and relies on the public to do the job that should have been done PRIOR to the election. Verification of residency is a pretty easy thing to get to the bottom of. Enough public records exist, that City officials can access, that would get to the bottom of this.

This entire situation has me jaded and I have very little faith left in the integrity of our election system and the officials in our City to get to the bottom of this. Why am I having to submit "evidence" yet again? I had hoped someone investigating would be contacting me, instead of vice versa. This is not a legitimate investigation. I really hope whoever is in charge of this is taking an unbiased view of her social media. MUCH of her claims can be disputed with her very own posts. That is, if she hasn't scrubbed it. Or blocked anyone that could point out the GLARING discrepancies in her public statements she's recently made.

I should add, she was a Team Member on my Scentsy Team.

When she re-enrolled in November of 2018, her address she listed was her Rolling Meadows address. Calling Scentsy, they can verify this. They can probably also verify where she was having her packages sent. No one has packages mailed to an address they aren't residing at. Again, this has affected me on a personal friendship level, as well as business. I greatly resent being put in this position.







**Storm P. Hansen-...**

Messenger



JUL 4, 10:49 PM

Omg that's hilarious!!!

We will be living in town  
 soon and are super  
 close to the park maybe  
 they can get together  
 and play sometime



JUL 5, 12:17 AM

That would be awesome!!!



Aa



Q W E R T Y U I O P

A S D F G H J K L



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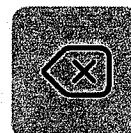
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space

return

I, Kesha Etzwiler, hereby swear or affirm the attached written testimony for the October 1, 2019 Election Contest is true.

Kesha Etzwiler 10/20/19  
Signature Date

State of Alaska)  
Third) ss  
Judicial District)

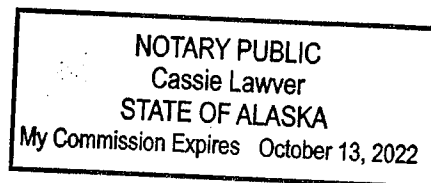
I hereby certify that on the 20 day of October, 2019, before me, Cassie Lawver, a notary public of the State of Alaska, personally appeared, Kesha Etzwiler and made his/her oath/affirmation in due form of the law that the matters and facts set forth in the written testimony are true.

As witness my hand and notarial seal.

Cassie Lawver  
Notary Public

Cassie Lawver  
Notary Public printed name

My commission expires 10/13/22





BEFORE THE COUNCIL FOR THE CITY OF HOMER  
THIRD JUDICIAL DISTRICT AT HOMER

Thomas P. Stroozas,	)	
	)	
Complainant,	)	
	)	
vs.	)	2019 Municipal Election Contest
	)	(HCC 4.50.010)
	)	
Storm Hansen-Cavasos,	)	
	)	
Respondent.	)	
	)	

**AFFIDAVIT OF STORM HANSEN-CAVASOS**

I, Abra Atkinson, state upon oath and affirmation that the following facts are true to the best of my knowledge:

1. I am Storm Hansen-Cavasos's friend.
2. I have knowledge that Ms. Hansen-Cavasos resided within Homer city limits between September 2018 and September 2019 based on the following facts:
  - I visited for Christmas in December of 2018 with her son Ravi. Due to the lack of space at the house on Mission Road, Ravi and I slept at the house on Rolling Meadows during our visit. Storm was already settled in at her mother's house by this point so she didn't stay with us.
  - In August of 2019, Ravi and I visited Storm at her new home on Rangeview Drive.

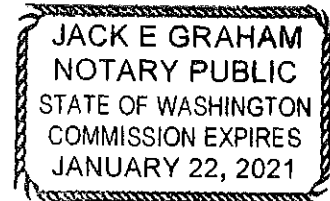
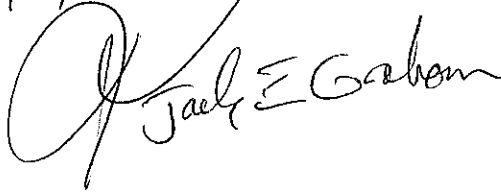
I declare under penalty of perjury that the foregoing is true and correct.

Abra G. Atkinson



SUBSCRIBED AND SWORN to before me this 21 day of October, 2019

Notary Public in and for the State of Washington  
My Commission Expires: 1/22/2021.





BEFORE THE COUNCIL FOR THE CITY OF HOMER

THIRD JUDICIAL DISTRICT AT HOMER

Thomas P. Stroozas,	)	
	)	
Complainant,	)	
	)	
vs.	)	2019 Municipal Election Contest
	)	(HCC 4.50.010)
	)	
Storm Hansen-Cavasos,	)	
	)	
Respondent.	)	
	)	

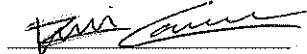
**AFFIDAVIT OF STORM**

I, Ravi Cavasos state upon oath and affirmation that the following facts are true to the best of my knowledge:

1. I am the son of Storm Hansen-Cavasos
2. I have knowledge that Ms. Hansen-Cavasos resided within Homer city limits between September 2018 and September 2019 based on the following facts:
  - Throughout my entire life, my family and I have consistently stayed at my grandmother's house on Mission Road on East Hill in Homer, Alaska.
  - In December of 2018, I visited Homer to spend Christmas with my family. Although my Mom was still renting the house on Rolling Meadows, my family was staying with my grandmother on Mission Rd since my father moved out of town. Due to space issues I slept at the house on Rolling Meadows, but all holiday activities and the rest of the time spent with my family was on Mission.

- In August of 2019, I visited Homer again to help my mom move into her new house on Rangeview since my dad had moved out of town for work. Most of my time was spent moving my father's leftover belongings out of the old house on Rolling Meadows. Since my mom and siblings had regularly been staying with my Grandmother, I also moved lots of my siblings' belongings from Mission Rd.

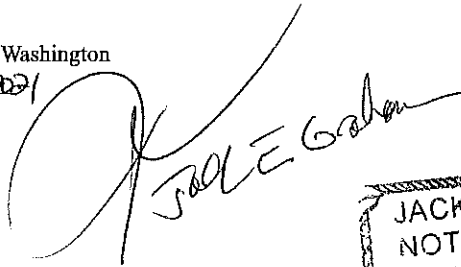
I declare under penalty of perjury that the foregoing is true and correct.

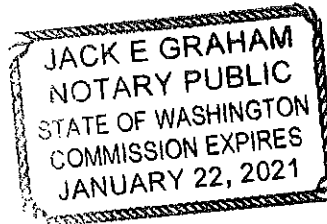


Ravi Cavasos

SUBSCRIBED AND SWORN to before me this 21 day of October, 2019

Notary Public in and for the State of Washington  
My Commission Expires: 1/22/2021







BEFORE THE COUNCIL FOR THE CITY OF HOMER

THIRD JUDICIAL DISTRICT AT HOMER

Thomas P. Stroozas, )  
)  
Complainant, )  
)  
vs. ) 2019 Municipal Election Contest  
) (HCC 4.50.010)  
)  
Storm Hansen-Cavasos, )  
)  
Respondent. )  
\_\_\_\_\_)

**AFFIDAVIT OF**

I, STUART HICKS state upon oath and affirmation that the following facts are true to the best of my knowledge:

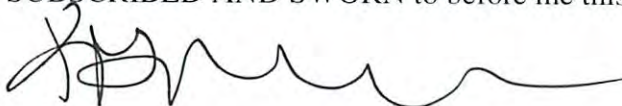
1. I am A FRIEND OF MS. HANSEN-CAVASOS
2. I have knowledge that Ms. Hansen-Cavasos resided within Homer city limits between

September 2018 and September 2019 based on the following facts: I HAVE VISITED STORM ON MULTIPLE OCCASIONS OVER THE LAST YEAR AT 1345 MISSION RD. IN HOMER AK, I HAVE ASSISTED STORM WITH MOVING HOUSEHOLD ITEMS FROM A RENTAL PROPERTY ON EAST END RD. TO HER PARENTS RESIDENCE ON MISSION RD. AND ASSISTED AGAIN WITH MOVING STORM'S BELONGINGS FROM MISSION RD TO HER CURRENT RESIDENCE AT 408 RANGFIED IN HOMER, AK

I declare under penalty of perjury that the foregoing is true and correct.

K BLACKMON KB STUART HICKS  
[TYPE NAME]

SUBSCRIBED AND SWORN to before me this Oct 17 day of October, 2019



Notary Public in and for the State of Alaska  
My Commission Expires: May 31, 2023

K BLACKMON  
Notary Public, State of Alaska  
Commission # 190531005  
My Commission Expires  
May 31, 2023

BEFORE THE COUNCIL FOR THE CITY OF HOMER

THIRD JUDICIAL DISTRICT AT HOMER

Thomas P. Stroozas,	)	
	)	
Complainant,	)	
	)	
vs.	)	2019 Municipal Election Contest
	)	(HCC 4.50.010)
	)	
Storm Hansen-Cavasos,	)	
	)	
Respondent.	)	
_____	)	

**AFFIDAVIT OF STORM HANSEN-CAVASOS**

I, Storm Hansen-Cavasos, state upon oath and affirmation that the following facts are true to the best of my knowledge:

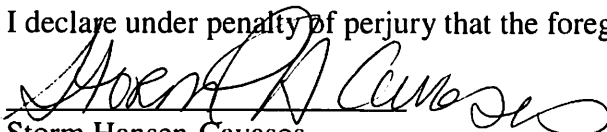
1. I was born and raised in Homer and grew up at 1345 Mission Road, within Homer city limits. My mother, Bertha Hansen, still lives there with her partner and the man I consider my stepfather, Anthony Charles.
2. I have always received my mail in Homer at a P.O. Box.
3. In September 14, 2002, I married Jason Cavasos, who had been my best friend since we were eleven years old. We have five (5) children at home, Mina Cavasos (17); Taylor Stepp (12); Sydnee Stepp (10); Siri Cavasos (9); and John Stepp (8).
4. In the spring of 2017, Jason and I leased a home at 54730 Rolling Meadows, which is outside Homer city limits.
5. In May of 2018, my husband and I began to have marital problems. At that time, Jason took a temporary job in Hawaii, and in June of 2018, I moved myself and my children back into my family home at 1345 Mission Road.




6. For both the 2018-2019 and 2019-2020 school years, I registered my children in the Kenai Peninsula School District at 1345 Mission Road, and the school bus dropped them off there each day.
7. In June of 2019, I moved from 1345 Mission Road with my children to 408 Rangeview, also within city limits, while I saved money to build another dwelling on the family property at 1345 Mission Road. I intended to make this Mission Road dwelling my permanent home with my children.
8. Jason and I maintained our lease on the Rolling Meadows property because we were not sure how long the Hawaii job would last and if Jason would need a home in Homer to return to. In addition, much of our marital property and the children's belongings were there, while other possessions were scattered between Mission Road and Rangeview.
9. At times, the Mission Road home was too crowded with all of the family's cats and dogs, so my eldest child would stay out at Rolling Meadows with her dog. There was also always the perpetual possibility of reconciliation between me and Jason, but that simply never materialized.
10. I believe that rumors related to my residency began because several undriveable family vehicles were parked at Rangeview, my children were seen there at times fetching belongings or caring for pets, and I would visit the Rolling Meadows property in order to mow the lawn and sort through my marital possessions. I would sometimes spend the night when I would do this. It took several months for me to pack up Jason's things and our life together, and I had to go to therapy to handle the emotional turmoil of my collapsing marriage to the man I had known and loved for 34 years. These were private and difficult issues and not known to the community at large.

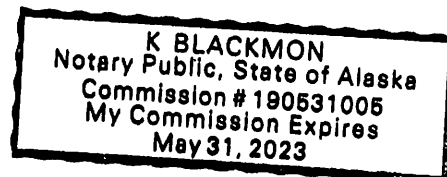
11. In sum, after June of 2018, I physically resided either at 1345 Mission Road or 408 Rangeview, both within Homer city limits. I would sometimes spend overnights at Rolling Meadows while I dealt with the logistical and emotional fallout from the collapse of my marriage.
12. At all times after June 2018, when my marriage failed and I moved myself and my children out of Rolling Meadows to 1345 Mission Road, it was then and thereafter my intent to return to and remain at 1345 Mission Road permanently, and build a habitable dwelling there.

I declare under penalty of perjury that the foregoing is true and correct.

  
Storm Hansen-Cavasos

SUBSCRIBED AND SWORN to before me this 18 day of October 2019

  
Notary Public in and for the State of Alaska  
My Commission Expires: May 31, 2023





# CITY OF HOMER DECLARATION OF CANDIDACY

This form must be completed in its entirety or candidacy will not be validated. Corrections must be initialed. Completed original must be received by the Clerk's Office no later than Wednesday, **August 15, 2019 at 4:30 p.m.**

## GENERAL INFORMATION (Please print or type)

I, Storm P. Hansen-Cavasos, am a qualified voter and declare myself to be a resident of the City of Homer for at least one year and candidate for the office of:

☒ **City Councilmember** (Three year term commencing October 2019 and ending October 2022)

## RESIDENCY INFORMATION (Please print or type)

My current physical residence address is: 408 Rangerview Dr.

I have been a resident of the City of Homer since: May 2018

My full mailing address is: PO Box 1068 Homer, AK 99603

I request that my name appear on the ballot as follows:

Storm P. Hansen-Cavasos

\*The City Clerk may not include on the ballot as part of a candidate's name any honorary title or prefix but may include the candidate's name, any nickname, or familiar form of a proper name of the candidate. AS 15.15.030(4)

## CERTIFICATION

I, the undersigned, certify that the information in this Declaration of Candidacy is true and complete and that I meet the specific residency and citizenship requirements of this office. I understand the information provided herein is public information and will be released, with confidential information redacted, to anyone inquiring. I also acknowledge that should I choose to withdraw my candidacy, my withdrawal must be submitted to the City Clerk in writing with my signature before the filing period closes, August 15, 2019 at 4:30 p.m.

Subscribed and sworn before me this 8<sup>th</sup> day of August, 2019

[Signature]  
Signature of Notary Public

My commission expires: June 15, 2022

KELLY J. GALLIOS  
Notary Public, State of Alaska  
Commission # 180615017  
My Commission Expires  
June 15, 2022

## Candidate's Signature

☒ Storm P. Hansen-Cavasos

## Home Phone-Work Phone-Fax No.

907-435-7330

## Email

stormcavasos@gmail.com

To assist staff in verifying candidate/voter identification, please provide one of the following:

Voter Number

Birth Date

Last 4 of SSN

## FOR OFFICE USE ONLY

District/Precinct: 31-350

Voter Registration #: [Redacted]

Verified: [Signature]





**CITY OF HOMER  
2019 PUBLIC OFFICIAL  
CONFLICT OF INTEREST  
DISCLOSURE STATEMENT**

**Office of the City Clerk**  
491 East Pioneer Avenue  
Homer, Alaska 99603  
Phone: (907) 235-3130  
Fax: (907) 235-3143  
clerk@cityofhomer-ak.gov

**REQUIRED FILERS:** Mayor and city council members; city board and commission members; candidates for mayor and city council.

**TIME PERIOD:** Include all information about your reportable financial interests and activities for the twelve months preceding the due date for this report.

**REQUIRED INFORMATION:** Homer City Code 1.18.043 requires you to disclose your financial interests using these forms. This includes disclosure of your own financial interests and those held by your spouse and dependent children. Use additional pages if needed.

**HELP:** If you have questions, contact the City Clerk at 907-235-3130.

**THIS REPORT IS A SWORN STATEMENT. YOUR SIGNATURE ON THE LAST PAGE CERTIFIES THAT THIS DISCLOSURE IS TRUE, CORRECT and COMPLETE**

**GENERAL INFORMATION**

Full Name: Storm P. Hansen-Cavasos

Physical Address Where you Claim Residency: 408 Rangview Dr

Mailing Address: PO Box 1068

City: Homer State: AK Zip: 99603

Phone: 9074350513 Cell: 9074357330 Work: 9074353051

Fax: \_\_\_\_\_

Email: Stormcavasos@gmail.com

Name of Spouse: Jason Cavasos

Name(s) of Dependent Child(ren): Ravi, Mina, Siri, Taylor, Sydnee, John

If you are a Candidate: What Office do you seek? Homer City Council

If you are not a Candidate: What Office do you hold? \_\_\_\_\_

☒ **Initial Statement** - Required for recently appointed City officials. **Due 30 days from appointment.** Required for candidates for Mayor and City Council. **Due with Declaration of Candidacy.**

☐ **Annual Statement** - Required for incumbent public officials. **Due by November 1<sup>st</sup>**

☐ **Final Statement** - Required for Public Official after leaving office. **Due 90 days after leaving office.** The final statement covers a reporting period beginning November 1 through the date you leave office.

**Complete attached Schedule B, C, E, F, and G.  
(Schedules A and D are not required therefore not included)**



**2019 CITY OF HOMER  
PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT**

**SCHEDULE B – BUSINESS INTERESTS**

**Business Interests**

If NONE reportable, check box ☒

Report business interests even if they were **NOT** a source of income to you, your spouse, domestic partner, or dependent child during the reporting period. Include non-profit corporations, businesses, associations, professional trade groups and other non-profit organizations.

- List each business in which you, your spouse, or dependent child held an interest or was a stockholder, owner, officer, director, partner, proprietor or employee during the reporting period.
- List ownership interests of more than \$1,000 in a publicly traded corporation.
- List any other ownership interest in a business, including shares in non-publicly traded corporations, sole proprietorships, limited liability companies and include options to buy.

**PLEASE PROVIDE THE FOLLOWING**

**Name of filer, spouse or dependent child:** \_\_\_\_\_

Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Nature of Interest: \_\_\_\_\_

Description of Business Activity: \_\_\_\_\_

**Name of filer, spouse or dependent child:** \_\_\_\_\_

Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Nature of Interest: \_\_\_\_\_

Description of Business Activity: \_\_\_\_\_

**Name of filer, spouse or dependent child:** \_\_\_\_\_

Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Nature of Interest: \_\_\_\_\_

Description of Business Activity: \_\_\_\_\_

**2019 CITY OF HOMER  
PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT**

**SCHEDULE C – REAL PROPERTY INTERESTS/RENT TO OWN**

**Real Property Interests**

If NONE reportable, check box ☒

Report all property interests – including options to buy – owned at any time during the reporting period. Property interests include your home, a rent-to-own-home, rental property, vacant property, recreational property, business property and real estate, including real estate interests held through a limited liability company, limited partnership, or trust that were held or sold during the reporting period.

Report street address, city and state or a complete legal property description. Do not use mileposts or PO boxes.

**Name of filer, spouse, or dependent child:** \_\_\_\_\_

**Street Address or legal description:** \_\_\_\_\_

**City, Borough, State:** \_\_\_\_\_

**Nature of Interest:** \_\_\_\_\_ **Current Use:** \_\_\_\_\_  
(Such as option to buy, ownership, leasehold) (optional)

**Name of filer, spouse, or dependent child:** \_\_\_\_\_

**Street Address or legal description:** \_\_\_\_\_

**City, Borough, State:** \_\_\_\_\_

**Nature of Interest:** \_\_\_\_\_ **Current Use:** \_\_\_\_\_  
(Such as option to buy, ownership, leasehold) (optional)

**Name of filer, spouse, or dependent child:** \_\_\_\_\_

**Street Address or legal description:** \_\_\_\_\_

**City, Borough, State:** \_\_\_\_\_

**Nature of Interest:** \_\_\_\_\_ **Current Use:** \_\_\_\_\_  
(Such as option to buy, ownership, leasehold) (optional)



**2019 CITY OF HOMER  
PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT**

**SCHEDULE E – NATURAL RESOURCE LEASE(S)**

**Natural Resource Leases**

If NONE reportable, check box ► ☒

List all natural resource leases – including mineral, timber and oil leases – bid, held, or offered during the reporting period. Report this information for yourself, your spouse, and dependent children who held the interest as a sole proprietor; member of a partnership, professional corporation or limited liability company; or through a corporation in which you and/or your family members held a controlling interest.

<hr/> <div>Leaseholder</div>	<hr/> <div>Nature of lease</div>
<hr/> <div>Indicate: bid, held or offer made</div>	<hr/> <div>Identity of lease and description</div>
<hr/>	
<hr/> <div>Leaseholder</div>	<hr/> <div>Nature of lease</div>
<hr/> <div>Indicate: bid, held or offer made</div>	<hr/> <div>Identity of lease and description</div>

**SCHEDULE F – GOVERNMENT CONTRACTS AND LEASES**

**Contracts and Offers to Contract**

If NONE reportable, check box ► ☒

List all contracts and offers to contract with the state or instrumentality of the state or a municipality during the reporting period. Report this information for yourself, your spouse, and dependent child who held the interest as a sole proprietor; as a member of a partnership, professional corporation, or limited liability company; or through a corporation in which you and/or your family members held a controlling interest.

<hr/> <div>Name of contractor</div>	<hr/> <div>Contracting agency/department</div>
<hr/> <div>Indicate: bid, held or offer made</div>	<hr/> <div>Contract number and description</div>
<hr/>	
<hr/> <div>Name of contractor</div>	<hr/> <div>Contracting agency/department</div>
<hr/> <div>Indicate: bid, held or offer made</div>	<hr/> <div>Contract number and description</div>

**2019 CITY OF HOMER  
PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT**

**SCHEDULE G – CLOSE ECONOMIC ASSOCIATIONS**

**Close Economic Associations**

If NONE reportable, check box ► ☒

City officials must disclose close economic associations with a legislator, another city official, or a lobbyist.

**Close economic association** means a financial relationship that exists between a city official required to disclose a close economic association and some other person or entity, including a relationship where the city official serves as a consultant or advisor to, is a member or representative of, or has a financial interest in an association, partnership, limited liability company, business or corporation.

Name of filer: \_\_\_\_\_

Position and department of filer: \_\_\_\_\_

Name of person with whom association exists: \_\_\_\_\_

Person's status: (municipal official, legislator, lobbyist etc.) \_\_\_\_\_

Description of economic association: \_\_\_\_\_

For city officials with a lobbyist spouse, report the name and address of each employer of the lobbyist and the total monetary value received from each of the lobbyist's employers.

Name and address of employer of lobbyist: \_\_\_\_\_

Amount of monetary value received: \_\_\_\_\_

Name and address of employer of lobbyist: \_\_\_\_\_

Amount of monetary value received: \_\_\_\_\_

**You must report changes in the lobbyist's employer within 48 hours of the change.  
You must disclose the formation of a new close economic association within 60 days.**

**CERTIFICATION**

I certify under penalty of perjury that the foregoing is true and that the information in this statement is, to the best of my knowledge, true, correct and complete. A person who makes a false sworn certification which he or she does not believe to be true is guilty of perjury.

SIGNATURE: Storm P. Hansen-Cavazos

Storm P. Hansen-Cavazos  
PRINT NAME OF FILER

8/8/19  
DATE AND PLACE SIGNED





**CITY OF HOMER  
2019 PUBLIC OFFICIAL  
CONFLICT OF INTEREST  
DISCLOSURE STATEMENT  
SUPPLEMENTAL**

**Office of the City Clerk**  
491 East Pioneer Avenue  
Homer, Alaska 99603  
Phone: (907) 235-3130  
Fax: (907) 235-3143  
clerk@cityofhomer-ak.gov

Pursuant to Homer City Code 1.18.043(a)(2) Elected Officials are required to file business interests of immediate family members. The definition of immediate family members is expanded in Schedule B Supplemental to include a wider range of family members.

**SCHEDULE B – BUSINESS INTERESTS SUPPLEMENTAL**

**Business Interests**

**If NONE reportable, check box** ☒

Report business interests even if they were **NOT** a source of income to family members to include a stepchild or a child who is not a dependent of the elected official, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse during the reporting period. Include non-profit corporations, businesses, associations, professional trade groups and other non-profit organizations.

List each business in which a stepchild or a child who is not a dependent of the elected official, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse was a partner, proprietor or employee during the reporting period.

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

**2019 CITY OF HOMER  
PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT**

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► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_



**2019 CITY OF HOMER  
PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT**

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► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

**2019 CITY OF HOMER  
PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT**

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► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_

---

► **Name of filer, to include a stepchild, a child who is not a dependent, a parent, step-parent, sibling, or grandparent of the elected official or a parent or sibling of the elected official's spouse:**

Business name: \_\_\_\_\_

Business address: \_\_\_\_\_

Nature of interest: \_\_\_\_\_

Description of business activity: \_\_\_\_\_



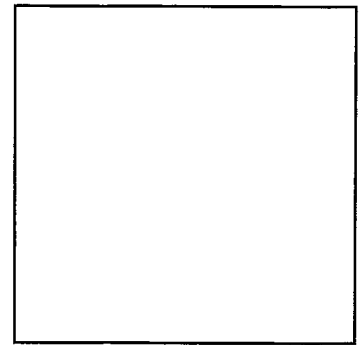
# Candidate Information for Publication

## Kenai Peninsula Borough

### Office of the Borough Clerk

144 N. Binkley Street Phone:  
Soldotna, Alaska 99669-7599  
assemblyclerk@kpb.us

(907) 714-2160  
Toll Free: 1-800-478-4441  
Fax: (907) 714-2388



This form and photo must be received no later than **Thursday, August 15, 2019 at 4:30 PM**  
(NOTE: The information provided herein and your photo will be published on the borough's website.)

For Official Use Only

#### CANDIDATE PROFILE

Name: <u>Storm P Hansen-Cavasos</u>	
Office Sought: <u>Homer City Council</u>	
Residence Address: <u>408 Ranglenew Dr Homer, AK 99603</u>	
Mailing Address: <u>PO Box 1068 Homer, AK 99603</u>	
Email: <u>StormCavasos@gmail.com</u>	Contact Phone: <u>907 435 7330</u>
Occupation:	
Spouse/Children: <u>Jason (Spouse) Ravi, Mina, Siri, Taylor, Sydnee, John</u>	
Years of Residency in Alaska: <u>45 years</u>	
Education: <u>high school Homer High School</u>	

#### POLITICAL & GOVERNMENT EXPERIENCE

Elected and/or appointed positions held and dates of service – List no more than 3

1.
2.
3.

#### BUSINESS & PROFESSIONAL EXPERIENCE

List no more than 3

1.
2.
3.

#### ORGANIZATIONAL MEMBERSHIPS

List no more than 3

1. <u>8 Treasurer &amp; Club Director for Popeye Wrestling Club</u>
2. <u>Womens Director Alaska OSA Wrestling</u>
3. <u>Emblem Club</u>

CANDIDATE STATEMENT (200 words or less): On a separate sheet of paper (typed), you may submit a statement of your choice regarding your position on the issues, why you are running for office, etc. This statement will be printed **EXACTLY** as written.

**Note: You may submit a photograph suitable for reproduction. This photograph will be accepted for publication only if it meets the following standards: (1) Taken within the last five years; and (2) Composition limited to the head, neck and shoulders of candidate. If you would like the photograph returned to you, please submit a self-addressed-stamped envelope.**



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

School records were provided timely but have been withheld pending appropriate redaction to protect student information or consent to release from the parent.

Melissa Jacobsen  
City Clerk



## INDIVIDUAL VOTER REPORT

## VOTER INFORMATION

## DISTRICTS

## DATES

VOTER ID	[REDACTED]	HOUSE	31	STATUS/COND	A/RG
NAME	HANSEN-CAVASOS STORM P	PRECINCT	31-350 HOMER NO. 1	CONDITION DATE	09/03/2015
RESIDENCE	408 RANGEVIEW AVE HOMER 99603	POLLING PLACE	HOMER CITY COUNCIL CHAMBERS	SUSPEND DATE	
PRA		SENATE	P	RESTORE DATE	
MAILING	PO BOX 1068 HOMER AK 99603-1068	JUDICIAL	3	LAST CONTACT	08/08/2019
DOB	[REDACTED]	PRIOR HOUSE		REG	08/08/2019
SSN OR LAST4	[REDACTED]	PRIOR PRECINCT	31-370	ORIG REG	08/16/1995
DL/STATE ID	[REDACTED]	MAJORS	KPB, HOMER	DIST REG	12/07/2000
GENDER	FEMALE	MINORS	KPBAD8	PREC REG	08/08/2019
PARTY	UNDECLARED	REGISTRAR		DISABLED	
OLD PLAN	30-360	ELECTION WORKER		PAV	
HOU/PREC					

## VOTER HISTORY

10GENR P,

## ALASKA DIVISION OF ELECTIONS

I certify this is a true and accurate copy of an official voter registration record maintained by the State of Alaska, Division of Elections.



Signature

10.15.19

Date

# Storm P. Hansen-Cavasos



Storm P. Hansen-Cavasos is with Bertha Hansen and 3 others.



December 29, 2018 · 4

My loves ❤️



👍❤️ Bertha Hansen and 27 others



Like



Comment



Share

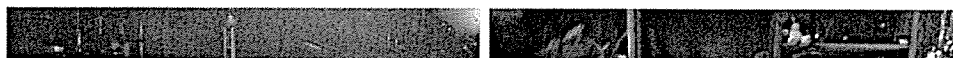


Storm P. Hansen-Cavasos is with Bertha Hansen.



December 29, 2018 · 4

All my kids together for Christmas ❤️





## Storm P. Hansen-Cavasos



Bertha Hansen is with Storm P. Hansen-Cavasos.



January 25 · 🌐



👍❤️ You, Amy Grove and 11 others

5 Comments



Love



Comment



Share



Nadine Grubb is with Storm P. Hansen-Cavasos.



January 26 · 👥



Nadine and Storm are celebrating 7 years of friendship on Facebook!



1:22

3G

Storm's Post



**Storm P. Hansen-Cavasos** is with **Bertha Hansen**.  
August 13, 2018 ·

Lucky lady I am! My littles, Siri all tuckered out and a treat from John and Sydnee 😊



Bertha Hansen and 30 others

1 Comment



Like



Comment



Share



Bertha Hansen



Like



Comment



Share



Storm P. Hansen-Cavasos



Bertha Hansen and 71 others

9 Comments



Like



Comment



Share



Bertha Hansen is with Rama Flyum and Storm P. Hansen-Cavasos. ...

October 29, 2018 ·



You, Bertha Hansen and 16 others

2 Comments



Love



Comment



Share



Storm P. Hansen-Cavasos



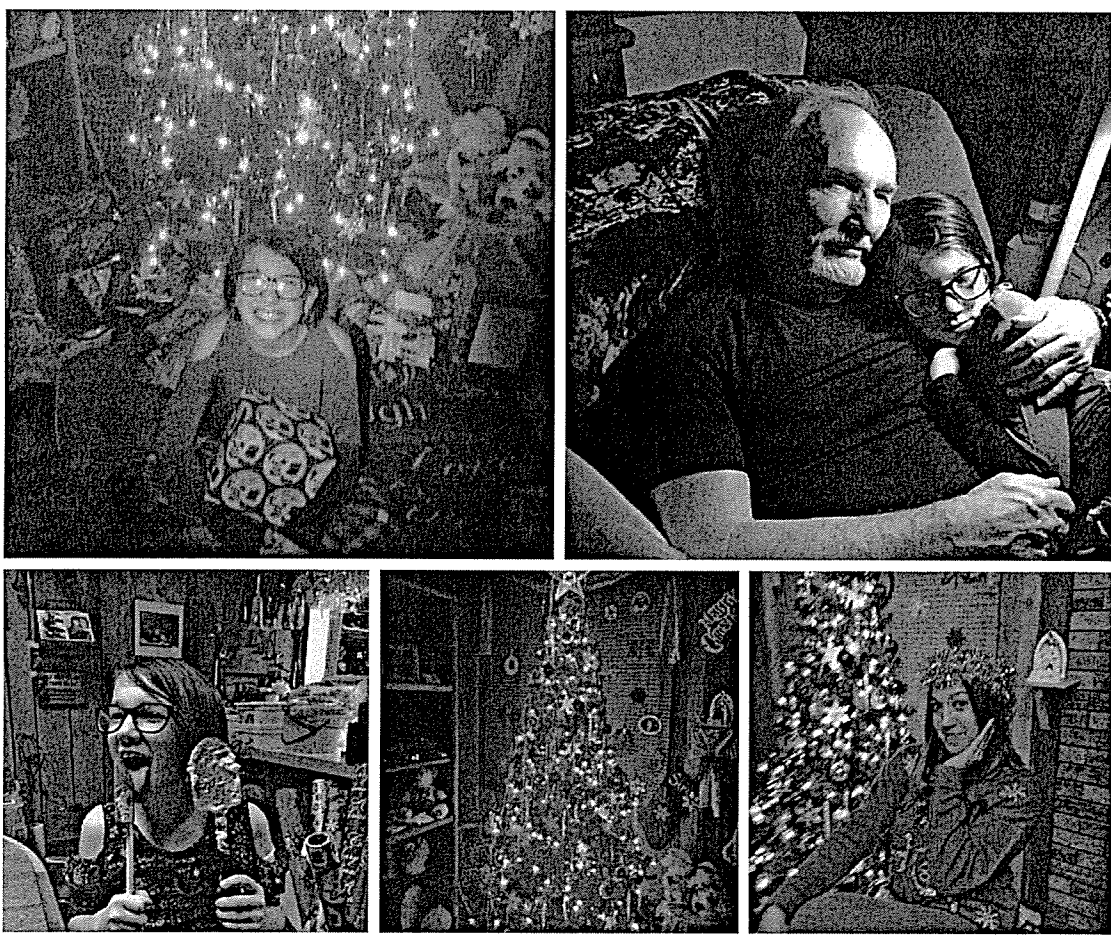
1:13 ↗

3G 🔋

Storm P. Hansen-Cavasos



Bertha Hansen is with Storm P. Hansen-Cavasos.  
December 19, 2018 • ⚙



You, Bertha Hansen and 31 others

11 Comments



Love



Comment



Share



BEFORE THE COUNCIL FOR THE CITY OF HOMER  
THIRD JUDICIAL DISTRICT AT HOMER



Thomas P. Stroozas, )  
)  
Complainant, )  
)  
vs. ) 2019 Municipal Election Contest  
) (HCC 4.50.010)  
)  
Storm Hansen-Cavasos, )  
)  
Respondent. )  
\_\_\_\_\_ )

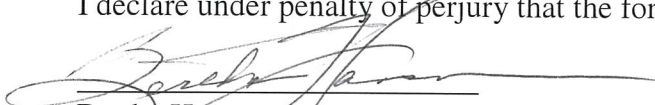
**AFFIDAVIT OF [BERTHA HANSEN]**

I, Bertha Hansen state upon oath and affirmation that the following facts are true to the best of my knowledge:


1. I am the mother of Storm Hansen-Cavasos.
2. I have knowledge that Ms. Hansen-Cavasos resided within Homer city limits between September 2018 and September 2019 based on the following facts:

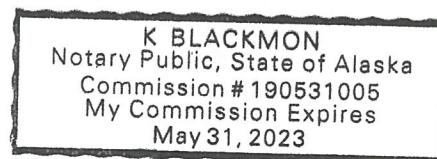
Storm Hansen-Cavasos and her children moved into my house, 1345 Mission Road in Homer city limits, her family home, to live with me beginning in June, 2018. They all lived with me until they moved to 408 Rangeview, also within the city limits, in the summer of 2019.

I declare under penalty of perjury that the foregoing is true and correct.

  
Bertha Hansen

SUBSCRIBED AND SWORN to before me this 22 day of October, 2019

  
Notary Public in and for the State of Alaska  
My Commission Expires: May 31, 2023



# Kenai Peninsula Borough School District

## Student Registration Information Form

Office Use Only

Student's  
Legal Name

**Cavasos Mina Kailani**

Last Name (Suffix) First Middle

Phy Address ~~39888 Bronmark Road~~ 1345 Mission Rd Homer

City

Student's Mailing Address P.O. Box 1068 Homer AK 99603 (907)435-7330

Address City State Zip Code Home Phone Student Cell

2nd Mailing  
Address

Address City State Zip Code Relationship

Contact E-Mail stormcavasos@yahoo.com Relationship - Mother jlcavasos@gmail.com Relationship - Father

Student Resides With Parents Student's Date of Birth 06/21/2002 Student's Place of Birth Homer AK

Parents-Father-Mother-Joint-Guardian-etc Month/Day/Year City State

Are there any custody arrangements? Yes X No If yes, legal custody documents must be submitted to the school office.

Is the Student Hispanic or Latino? Yes X No Male X Female

Active Duty Military Parent/Guardian? Yes No

Is the Student: (Choose one or more. You must select at least one.)

X Caucasian Black Asian American Indian X Alaska Native X Pac Islander/Hawaiian

### Parent/Guardian/Other Contact Information

Name	Relationship	Home Phone	Work Phone	Cell Phone	Employer	Pick Up Y/N
Cavasos, Storm	Mother		(907) 235-8586	(907) 435-7330	Homer Medical Clinic	
Cavasos, Jason	Father			(907) 756-1350		

### Emergency Contact Information

Name	Relationship	Home Phone	Work Phone	Cell Phone	Employer	Pick Up Y/N
Hansen, Bertha	Emergency	(907) 235-8869				

### School Information:

Preschool attended

Last school attended

Grade

Address of last school attended

Have you ever attended school in the Kenai Peninsula Borough? Yes No

Do you qualify for any type of Special Education services? Yes No

Are you currently receiving any type of Special Education services? Yes No (If yes, check applicable courses below)

Study Skills Speech Resource Life Skills

The above information is correct to the best of my knowledge:

Signature of Parent or Guardian

Date

In case of emergency, Student released to:

(\*\* For Office Use Only \*\*)

Date



# Kenai Peninsula Borough School District

## Student Registration Information Form

Student's Legal Name	<b>Cavazos</b>	<b>Mina</b>	<b>Kallani</b>	Office Use Only	
	Last Name (Suffix)	First	Middle	ID #	42736
Phy Address	1345 Mission Rd		Homer	School	Homer High School
			City	Grade	12 Acad YR: 2020
Student's Mailing Address	P.O. Box 1068	Homer	AK 99603	Locker	Bus Route: 204
	Address	City	State Zip Code	Teacher	
2nd Mailing Address				Immunizations Current	
	Address	City	State Zip Code	Relationship	
Contact E-Mail	stormcavazos@gmail.com	Contact E-Mail2	jlcavazos@gmail.com	Relationship - Mother	Relationship - Father
Student Resides With	Parents	Student's Date of Birth	06/21/2002	Student's Place of Birth	Homer AK
	Parents-Father-Mother-Joint-Guardian-etc		Month/Day/Year		City State
Are there any custody arrangements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, legal custody documents must be submitted to the school office.			
Is the Student Hispanic or Latino?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Male <input checked="" type="checkbox"/> Female			
Active Duty Military Parent/Guardian?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Is the Student: (Choose one or more. You must select at least one.)					
<input checked="" type="checkbox"/> Caucasian	<input type="checkbox"/> Black	<input type="checkbox"/> Asian	<input type="checkbox"/> American Indian	<input checked="" type="checkbox"/> Alaska Native	<input checked="" type="checkbox"/> Pac Islander/Hawaiian

### Parent/Guardian/Other Contact Information

Name	Relationship	Home Phone	Work Phone	Cell Phone	Employer	Pick Up Y/N
Cavazos, Storm	Mother		(907) 235-8586	(907) 435-7330	Homer Medical Clinic	
Cavazos, Jason	Father			(907) 756-1350		

### Emergency Contact Information

Name	Relationship	Home Phone	Work Phone	Cell Phone	Employer	Pick Up Y/N
Hansen, Bertha	Emergency	(907) 235-8869				

### School Information:

Preschool attended

Last school attended

Grade

Address of last school attended

Have you ever attended school in the Kenai Peninsula Borough? ☐ Yes ☐ No

Do you qualify for any type of Special Education services? ☐ Yes ☐ No

Are you currently receiving any type of Special Education services? ☐ Yes ☐ No (If yes, check applicable courses below)

☐ Study Skills ☐ Speech ☐ Resource ☐ Life Skills

The above information is correct to the best of my knowledge:

Signature of Parent or Guardian

Date

In case of emergency, Student released to:

(\*\* For Office Use Only \*\*)

Date





**Cavasos, Mina Kailani**

Birthdate	Sex	Student ID	AK State ID
06/21/2002	F	42736	241148

GPA	Rank	Size	Credits	Exit Date
3.646	30	81	18.000	

Diploma Granted Date

**2020 - S1 - 12 Homer High School**

AP Biology  
AP English Literature & Comp  
Financial Algebra  
Government

\* PE Waiver Granted

**2017 - S1 - 9 Homer High School**

9 Language Arts	B	0.500
AK History	A	0.500
Biology 1	B	0.500
Geometry	A	0.500
Introduction to Art	A	0.500
Life Activities	A	0.500

**2017 - S2 - 9 Homer High School**

9 Language Arts	B	0.500
Biology 1	A	0.500
Ceramics	A	0.500
Culinary Arts 1	A	0.500
Geometry	B	0.500
Health	A	0.500

**2018 - S1 - 10 Homer High School**

10 Language Arts	A	0.500
Advanced Algebra	B	0.500
Ceramics	A	0.500
Chemistry	A	0.500
Spanish 1	A	0.500
World History	A	0.500

**2018 - S2 - 10 Homer High School**

10 Language Arts	A	0.500
Advanced Algebra	B	0.500
Ceramics	A	0.500
Chemistry	A	0.500
Spanish 1	A	0.500
World History	A	0.500

**2019 - S1 - 11 Homer High School**

+AP English Language & Comp	B	0.500
Physics	B	0.500
Pre-Calculus-Trigonometry	B	0.500
Psychology	A	0.500
Spanish 2	A	0.500
US History [S1]	B	0.500

**2019 - S2 - 11 Homer High School**

+AP English Language & Comp	B	0.500
+AP Psychology	B	0.500
Physics	B	0.500
Pre-Calculus-Trigonometry	B	0.500
Spanish 2	A	0.500
US History [S2]	B+	0.500

+ Preceding Course Title - Beginning in the 2004-2005 school year, additional quality points will be assigned for College Board Advanced Placement (AP) courses for the purpose of calculating grade point average (GPA). For each passing semester grade in an AP course and completion of AP test when required, 0.021 will be added to the student's cumulative GPA.

\* Preceding Course Title - Course Grade excluded from GPA and credits.

# In grade indicates a student on a significantly modified curriculum with modified grades.

*[Signature]*

This is an official transcript with affixed seal of  
**Homer High School**  
**KENAI PENINSULA BOROUGH SCHOOL DISTRICT**





# Voter Registration

detail

## Voter Data

Name **HANSEN-CAVASOS, STORM  
PUANANI**  
Sex **FEMALE**  
District **31**  
Precinct **370**  
Mailing Address **PO BOX 1068  
HOMER, AK 99603**  
Residential Address **54730 ROLLING MEADOWS RD  
HOMER, 99603**  
Party **REPUBLICAN**  
Ascen No. **650154**  
Reg Date **08/16/1995**

## Voting History \*\*

	Primary	General	Special	Local
2018				
2017				
2016				
2015				
2014				
2013				
2012				
2011				
2010				
2009				

\*\* X=Voted, A=Absentee  
Q=Questioned Ballot, M=Mail-in

# Alaska Residential Lease Agreement

**THIS LEASE AGREEMENT** (hereinafter referred to as the "Agreement") made and entered into this 15<sup>th</sup> day of MARCH, 2018, by and between Matt and Beth Hambrick (hereinafter referred to as "Landlord") and Storm and Jason Cavazos (hereinafter referred to as "Tenant").

## WITNESSETH:

**WHEREAS**, Landlord is the fee owner of certain real property being, lying and situated in Homer, Alaska, such real property having a street address of 54730 Rolling Meadows Rd. (hereinafter referred to as the "Premises").

**WHEREAS**, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

**WHEREAS**, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

**NOW, THEREFORE**, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- TERM.** Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of 1 year [specify number of months or years], such term beginning on March 15, 2018, and ending at 11:59 PM on March 15, 2019.
- RENT.** The total rent for the term hereof is the sum of twentyone thousand six hundred dollars DOLLARS (\$ 21,600.00) payable on the 15 day of each month of the term, in equal installments of eighteen hundred dollars DOLLARS (\$ 1800.00), first and last installments to be paid upon the due execution of this Agreement, the second installment to be paid on \_\_\_\_\_. All such payments shall be made to Landlord at Landlord's address as set forth in the preamble to this Agreement on or before the due date and without demand.
- DAMAGE DEPOSIT.** Upon the due execution of this Agreement, Tenant shall deposit with Landlord the sum of \$150.00 per month DOLLARS (\$ \_\_\_\_\_) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to Tenant, without interest, and less any set off for damages to the Premises upon the termination of this Agreement.
- USE OF PREMISES.** The Premises shall be used and occupied by Tenant and Tenant's immediate family, consisting of Storm, Jason, all the kids - Mina, Siri, John, Sydney exclusively, as a Taylor private single family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.
- CONDITION OF PREMISES.** Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenable condition.
- ASSIGNMENT AND SUB-LETTING.** Tenant shall not assign this Agreement, or sub-let or grant any license



1. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.
1. **INSPECTION OF PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.
1. **SUBORDINATION OF LEASE.** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.
1. **TENANT'S HOLD OVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at Eighteen hundred dollars DOLLARS (\$ 1800.00) per month and except that such tenancy shall be terminable upon thirty (30) days written notice served by either party.
1. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.
1. **ANIMALS.** Tenant shall be entitled to keep no more than 4 ( ) domestic dogs, 2 cats, NO birds; 2 Rabbits; however, at such time as Tenant shall actually keep any such animal on the Premises, Tenant shall pay to Landlord a pet deposit of NA DOLLARS (\$ \_\_\_\_\_), \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_) of which shall be non-refundable and shall be used upon the termination or expiration of this Agreement for the purposes of cleaning the carpets of the building.
1. **QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.
1. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.
1. **DEFAULT.** As authorized under AS 34.03.220, if Landlord determines that Tenant is in default of this Agreement, Landlord shall provide Tenant with the appropriate written notice as specified below, and Tenant shall have a limited number of days to cure the default unless otherwise excepted. (a) For the failure to pay rent when due, Landlord shall provide Tenant with a written Notice of Nonpayment specifying Landlord's

to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.

1. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.
1. **NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.
1. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
1. **UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises.
1. **MAINTENANCE AND REPAIR; RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:
  - (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
  - (b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
  - (c) Not obstruct or cover the windows or doors;
  - (d) Not leave windows or doors in an open position during any inclement weather;
  - ~~(e) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;~~
  - (f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
  - (g) Keep all air conditioning filters clean and free from dirt;
  - (h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
  - (i) And Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
  - (j) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
  - (k) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
  - (l) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.

intention to terminate this Agreement if the rent is not paid, and Tenant shall have seven (7) days after the notice is delivered to pay the rent in arrears in full. (b) For activities in contravention of this Agreement (including but not limited to having or permitting unauthorized pets, guests, or vehicles; parking in an unauthorized manner or permitting such parking; or failing to keep the premises clean and sanitary), Landlord shall provide Tenant with a written Notice to Quit specifying the acts and omissions constituting the breach and specifying that this Agreement will terminate upon a date not less than ten (10) days after delivery of the notice to Tenant, and Tenant shall cure such breach within that timeframe. If substantially the same act or omission that constituted a prior noncompliance of which notice was given recurs within six (6) months, Landlord may terminate this Agreement upon at least five (5) days' written Notice to Quit delivered to Tenant specifying the breach and the date of termination of this Agreement. If Tenant fails to cure the default within the required timeframe, Landlord may immediately terminate this Agreement, and Tenant shall immediately vacate the Premises and shall return the keys and all opening devices to Landlord. However, if Tenant's default is of a nature that Tenant should not be given an opportunity to cure the default (including but not limited to substantial damage or destruction of Landlord's or other tenants' property by deliberate act), Landlord may deliver a written Notice to Quit to Tenant specifying the act constituting the breach and specifying that this Agreement will terminate upon a date that is not less than twenty-four (24) hours after service of the notice, and Tenant shall vacate the premises no later than that time and shall return the keys and all opening devices to Landlord. (Damage to premises is "substantial" if the loss, destruction, or defacement of property attributable to Tenant's deliberate infliction of damage to the property exceeds \$400.) In addition, if this Agreement is terminated pursuant to this paragraph, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity.

1. **LATE CHARGE.** In the event that any payment required to be paid by Tenant hereunder is not made within three (3) days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of one hundred fifty dollars DOLLARS \$150.00.
1. **ABANDONMENT.** If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.
1. **ATTORNEYS' FEES.** As provided under AS 34.03.350, in the event any dispute arises between Landlord and Tenant concerning this Agreement that results in litigation, the losing party shall pay the prevailing party's reasonable attorney fees and court costs, which shall be determined by the court and made a part of any judgment.
1. **RECORDING OF AGREEMENT.** Tenant shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.
1. **GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Alaska.
1. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
1. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and



inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

1. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
1. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
1. **NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.
- 2.
3. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- 4.
5. **NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:
6. If to Landlord to:
7. Matt and Beth Hambrick
8. [Landlord's Name]
- 9.
10. 4760 Craftman Rd
11. Homer AK 99603
12. [Landlord's Address]
13. If to Tenant to:
14. Storm Carasos
15. [Tenant's Name]
- 16.
17. 54730 Rolling Meadows Rd.
18. Homer, AK
19. [Tenant's Address]
20. Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.
21. **ADDITIONAL PROVISIONS; DISCLOSURES.**
22. \_\_\_\_\_
23. \_\_\_\_\_
24. \_\_\_\_\_
25. \_\_\_\_\_
26. \_\_\_\_\_
27. \_\_\_\_\_
28. [Landlord should note above any disclosures about the premises that may be required under Federal or Alaska law, such as known lead-based paint hazards in the Premises. The Landlord should also disclose any flood hazards.]
29. [In addition, Alaska law requires disclosure as to where the Landlord will hold the security deposit and any interest payments under it. The Landlord must also disclose the conditions under which the security deposit may be withheld.]

As to Landlord this 15 day of March, 2018.

LANDLORD:

Sign: [Signature] Print: Beth Hambrick Date: 3/15/18

As to Tenant, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

TENANT ("Tenant"):

Sign: [Signature] Print: Storm Campos Date: 3/15/18

TENANT:

Sign: [Signature] Print: Jason Campos Date: 3/15/18

TENANT:

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

TENANT:

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

7/28/2019

Storm P. Cavasos

PO Box 1068

Homer AK 99603

(By certified mail)

### Lease termination

This letter is to confirm that we are mutually terminating our "month to month" lease agreement currently in place.

It is understood that you will deposit \$2,000 into FNBA Hambrick account 30971063 by August 15, 2019. Each day of occupancy past August 15, 2019 will be prorated at \$60/day.

Hambrick (landlord) will provide a 30 yard dumpster to assist in you removing your belongings. All contents, both inside and outside, to be removed by August 15.

Landlord

Matthew Hambrick

*M Hambrick* 7/28/19

Elizabeth Hambrick

*Elizabeth Hambrick* 7/29/19

Tenant

Storm P Cavasos

*Storm P Cavasos* 8/6/19



To: Storm, [REDACTED]

Wed, Aug 14, 12:38 PM

Storm

Well I don't think with our best efforts we will be done by tonight. Is it possible to pay through Friday?

I am so sorry

I just wasn't able to take time off of work

S



iMessage



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