

## **Leo Culloo**

My wife and I have owned property on 9 Mile Ranch for 20 years and have taken a great deal of pride in enhancing our property over the years. We love being a part of the community. I am now retired and would like to take a more active role in our HOA. Therefore, I have decided to become a candidate for the 9MR HOA Board of Directors.

I have the requisite experience and skill sets needed to effectively serve as a Board of Director member. I have served on numerous professional boards and committees on a local, state, and national level in multiple capacities. I believe the biggest challenge to 9MR is to sustain and strengthen our financial position to ensure all member obligations can be met without creating undue financial burden on the members. I have over 20 years' experience as an executive working for profitable businesses, managing budgets that have exceeded \$50,000,000. I have experience in preparing budgets, establishing policies and procedures and multitasking. As a board member my role would be to serve as a fiduciary and manage HOA funds in a judicious manner, basing financial decisions on required expenditures as documented on our CC&Rs and HOA documents. If elected I commit to treating all members in an equitable manner and to represent all owners when voting on motions.

I would appreciate your support.

## **Stacey Johnson**

My name is Stacey Johnson. I am running for our HOA Board of Directors because I want our HOA to continue to be sustainable and to succeed. I have lived here, at the Ranch, since 1997. Over the years I have been involved off and on with the Board, including as President and Treasurer, as well as acting as an advisor supporting the Board. (I have been doing the treasury work for the last 6 years). Using our governing documents and state and county law, I will continue my perspective to run the HOA like a public business (we are a legal entity with a legal contract); the final goal being to protect our property values by maintaining our roads, upholding the CCRs and managing the administrative work.

Over the last six years the Board has worked hard to develop supportive policies and creating management continuity, transparency, and following laws applicable to HOAs. Among other things, this work has achieved, for the first time, our HOA having enough funds to meet our annual needs. I support our fiscal management policy, which determines our annual assessment rate (dues). Again, this is based on our needs, not our wants; keeping our roads well maintained and looking at all decisions through the glasses of a fiduciary = managing other people's money. Thank you for considering me to act in an official position for you and our HOA.