

## Candidate Bio's and Q&A

### Melanie Graves

I currently serve the community as the Member-at-Large position as well as a co-chair for the Landscape Committee. I live in the Lakes with my husband and our four daughters. My goals for our community are to maintain what we have and develop a plan and specific strategy for improvements.

1. Are you presently a homeowner in the LSSH? Yes
2. How long have you been a homeowner in the LSSH? 3+ years
3. What skills and experience do you bring to the board? How can you enhance the Board?

I am currently serving as the member at large. I am also the co-chair for the landscape committee. I have completed many hours of training through spectrum's board member training program. I believe I can enhance the board by continuing to use my skills as a licensed therapist to resolve conflicts and unify the community. I also have a great working relationship with the existing board members and our spectrum representatives.

4. What do you feel are the top 3 priorities for the board moving forward?
  - a. Continue to improve/maintain existing assets.
  - b. Create a plan and strategy to implement new improvements.
  - c. Establish regular community events to encourage neighborhood unity.
5. Are you presently serving on any of the City of League City committee(s) and which one(s)? No
6. Have you read the reserve study? Yes
7. How would you recommend financing any planned improvements?

Work within the budget for planned improvements. The reserve should only be used for emergencies or large unexpected urgent needs.

8. What is your main priority, adding new amenities that could raise HOA fees or upkeeping the current amenities and keeping HOA fees low? Please explain why this is your priority.

I will start by saying I believe we should keep HOA fees as low as realistically possible. I really think we need a combination of both of these approaches. If we only focus on adding new amenities, our aging community will fall apart. However, if we only focus on maintaining what we have and don't make plans to add improvements we won't keep up with other nearby communities and market values could drop.

9. Are you willing to follow the Texas Property Code, Covenants and By-laws which are in place to protect the homeowners at all times? Yes

10. Are you comfortable making hard decisions? What experience do you have working in a group problem solving situation?

Yes. My experience as a family therapist lends itself in this area. Sometimes the right decision isn't always the most popular. I have enjoyed the healthy debates that occur within our current board. In the rare events that we have disagreed, I like to consider all perspectives before making a final determination. I have no problem speaking up and working toward the best interest of our community.

11. Can you commit to the requirements of the role?

Please list any other information that you would like to share with the voters.

Yes. I have thoroughly enjoyed serving this community and getting to meet a lot of you over the past year. Even if I am not selected to continue on the board, I vow to remain active in the community and participate regularly. Thank you for your consideration.

### **Valerie Anderson**

My name is Valerie Anderson and I am interested in serving our community by being on the board of LOSSH. My husband was the President of the HOA at our community before last and I was on the board at our last neighborhood. We love to serve and be involved where we live. I am also treasurer at LCI. As a mom I want the best for my son which means wanting the best for where we live. I look forward to serving our community by addressing old issues and dealing with any new issues that come up. I am willing to put in the time and effort for our homes.

1. Are you presently a homeowner in the LOSSH? Yes

2. How long have you been a homeowner in the LOSSH? Dec 2020

3. What skills and experience do you bring to the board? How can you enhance the Board?

In college I had a summer internship at a property management company. As an adult, my husband was on the board for many years before becoming President of the board at the community we lived in before last, I attended many meetings and was someone he bounced ideas off when problem solving. In our last community I was on the HOA board. I feel like I can enhance the board because I'm new to our community and can offer a fresh perspective on topics while using previous experiences from the other communities we've lived in.

4. What do you feel are the top 3 priorities for the board moving forward?

1. Build a sense of community/trust between the board, Spectrum and the residents

2. Find ways to save money to be able to take care of the many costly projects we need to resolve

3. Our perimeter, the concrete wall deterioration and the fence sections that are failing and need to be replaced as you drive around our community

5. Are you presently serving on any of the City of League City committee(s) and which one(s)? No

6. Have you read the reserve study? Most of it

7. How would you recommend financing any planned improvements?

I do not have a solid answer to this because I haven't seen all our financials to know where/how we spend our money currently, I'd like to find ways to save money and adjust our spending rather than raise assessments or have a special assessment.

8. What is your main priority, adding new amenities that could raise HOA fees or upkeeping the current amenities and keeping HOA fees low? Please explain why this is your priority.

At this time we need to maintain the amenities we have, based on what I read in the reserve study it would be a misappropriation of funds to add a new amenity at this time, we don't have the funds.

9. Are you willing to follow the Texas Property Code, Covenants and By-laws which are in place to protect the homeowners at all times? Yes

10. Are you comfortable making hard decisions? What experience do you have working in a group problem solving situation?

I am comfortable making tough decisions, it is hard, that was the part I liked the least about being on the board before but you have to look at what is best for the community as a whole and sometimes that means making tough decisions and having people unhappy with you. At work I am constantly problem solving for myself and my customers so this is sometime I am very familiar with, my husband jokes all the time that I will find a way or find someone to get it done if I can't do it myself.

11. Can you commit to the requirements of the role? Yes

### **Jimm Cooper**

I am semi-retired and believe I can be beneficial to my community. I served for 20 years as a volunteer medic for Clear Lake Emergency Medical Corps. I have also served on the board at a Presbyterian Service Center. I am a member of the Men's Council of MJ Ranch. I will bring to the board a new perspective and help improve our community.

1. Are you presently a homeowner in the LSSH? Yes
2. How long have you been a homeowner in the LSSH? 13 years
3. What skills and experience do you bring to the board?

I have served on several volunteer BOD as a member and officer. I am a carpenter by trade, a qualified remodeler / rebuilder, and have managed my own company for several years.

How can you enhance the Board?

I have experience with planning, logistics and estimating, and project management

4. What do you feel are the top 3 priorities for the board moving forward?
  - a. Infrastructure repair and/or replacement
  - b. Maintain current facilities; R & R as needed
  - c. Enhance property values for all.
5. Are you presently serving on any of the City of League City committee(s) and which one(s)? No
6. Have you read the reserve study?

Yes, reading it again along with the other documents pertaining to LOSSH.

7. How would you recommend financing any planned improvements?

I prefer pay as you go or short term financing.

8. What is your main priority, adding new amenities that could raise HOA fees or upkeeping the current amenities and keeping HOA fees low? Please explain why this is your priority.

Even keeping current amenities as current level may necessitate an increase in fees. Prices for services and materials are increasing. I am not opposed to an increase in fees, but any increase should be equitable and benefit the residents.

9. Are you willing to follow the Texas Property Code, Covenants and By-laws which are in place to protect the homeowners at all times? Yes
10. Are you comfortable making hard decisions?

Yes. After reviewing all facts and options.

What experience do you have working in a group problem solving situation?

I have worked with many groups that have had very different ideas. We always managed to resolve our differences civilly and agree on the best option.

11. Can you commit to the requirements of the role? Yes