



Biography: Ken Kaniecki – Candidate for ARC Liaison

It is with great enthusiasm that I submit my candidacy for the position of ARC Liaison. With over 35 years of professional experience in compliance and technical specifications, I am confident in my ability to serve our community effectively in this crucial role. I would be honored to receive your vote.

My wife, Margie, and I have been married for 41 years. We have a son and a soon-to-be daughter-in-law who live in Boston.

I volunteered on the ARC Committee for approximately eight years, and I am familiar with the home construction process, having built my own house here in 2017. I understand the pain points and will make the building process easier for Lone Mountain Shores owners.

Throughout my career, I developed an extensive understanding of regulatory guidelines and the practical application of detailed requirements. My experience includes:

- Navigating complex specifications to ensure projects meet stringent standards.
- Implementing continuous improvement and quality assurance techniques for engineering processes
- Leading management assessments and audits of manufacturing processes and quality systems pertaining to the nuclear industry.
- Utilizing root cause analysis methods on complex issues and developing corrective action recommendations to solve problems
- Ensure integrity in regulatory compliance processes across various industries.

This experience instilled a deep appreciation for the importance of clear, consistent, and fair application of written requirements and rules, which I believe is paramount for our community's architectural guidelines.

Beyond technical expertise, a significant part of my professional journey centered on collaborative engagement with customers and peers to review processes and identify areas of practical continuous improvements. My approach emphasizes open communication, active listening, and seeking consensus to achieve mutually beneficial outcomes. I am committed to fostering a more positive and constructive dialogue between owners and the Lone Mountain Shores Architectural Review Committee.

As your ARC Liaison, I will be dedicated to ensuring transparency, consistency, and fairness in a timely review process. I aim to be a resource for homeowners, helping to clarify guidelines and streamline the application process, while also providing valuable insights and recommendations to owners and the HOA Board. My goal is to support property values, maintain the aesthetic harmony of our neighborhood, and facilitate a cooperative environment for all owners. I look forward to the opportunity to serve you and contribute my experience to the owners of our community.

Campaign Statement: Ken Kaniecki – Candidate for ARC Liaison

I am running for the Architectural Review Committee (ARC) Board Liaison because I believe we can achieve thoughtful and harmonious ARC Review process that truly adds to the beautification of Lone Mountain Shores and fosters the feeling of unity within our community. We all have varied reasons for moving here... the nature, wildlife, beautiful mountain views, serenity, and of course Norris Lake.

My primary goal as your ARC Liaison is to simplify requirements and streamline the building process for all homeowners. We need to cut through the complexity and refocus on the ARC's core mission: ***preserving our community's aesthetic while respecting individual property rights.***

The ARC's Principles and Purpose are clear: to ensure thoughtful development that integrates seamlessly with our natural environment. As the current guidelines state, "Manmade improvements should, as much as possible, be sensitive to nature. The result will be more pleasing for the eye and a more attractive community in which to live." I fully support this vision. My approach, however, will be to adhere to this purpose while being as non-invasive as possible to homeowners, fostering a sense of shared progress for us all as owners.

I envision an ARC process that is transparent, predictable, easy to navigate, utilizes current technology, and is fair for owners. We can achieve this by:

- **Clarifying and streamlining existing guidelines:** We will review current requirements to ensure they are easy to understand, consistent, and are applied fairly.
- **Promoting open communication:** I will work to foster a timely and collaborative environment and foster an environment where homeowners are successful, feel heard and understood, and can easily understand the community architectural guidelines. All interactions with the ARC will be clear and timely for owners.
- **Supporting Owners:** I will support and help to ensure owner success in the building process, utilizing modern technology and methods to benefit our collective future in Lone Mountain Shores.
- **Focusing on core aesthetic principles:** We'll ensure that ARC decisions genuinely contribute to our community's overall beauty and harmony, rather than creating unnecessary hurdles, because we aspire to assist and better serve owners.

It is time to move beyond the past and build a stronger, more unified community. I am committed to working with each of you to achieve a balanced approach to the architectural review – one that upholds our community's values while empowering homeowners to enhance their properties with ease and confidence.

Let us work together to make our community more beautiful, more harmonious, and truly easier for owners to build or construct within Lone Mountain Shores.

I ask for your vote and support in making this vision a reality.

Thank you, Ken Kaniecki - Candidate for ARC Liaison