

Bella Casa Owners Association

— Professionally Managed by SBB Community Management, AAMC® —

Board of Directors Candidate Application

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Applications are due to SBB Community Management, AAMC office by 5 PM on February 12, 2026, for candidates to be included on the ballot.

Please fill in the information requested below and feel free to attach additional pages, if necessary. This information will be duplicated and made available for the homeowners to review prior to the meeting.

Community Association Experience I served as the president of the HOA for the Latera HOA in Frisco for many years (multiple terms) and also vice president of the Stonebrook Estates HOA. Additionally due to being a real estate developer I have formed (and as such also sat on the board of) all of the HOA associations I formed for my own developments. I don't recall how many of those there have been but probably between half a dozen to a dozen.

Business or Job-Related Activity/Experience I've been a real estate developer for over 30 years, having acquired and developed both commercial and residential property in at least 10 states. Development activity has ranged from single family subdivisions, 2 story to high rise apartments and condos, retail, self storage, land, carwashes, golf courses and countryclubs and even the church that I attend (Stonebriar Community Church here in Friso.) For further information: www.lahcre.com

How I believe I can serve the community well Bella Casa has reached a point in its age (now being 20 years old) where some decisions need to be made and revisions to the documents potentially to make sure it is on solid footing. Funds have been directed to things th at while cosmetically appealing are just that. There are underlying structural, liability, operational and financial issues that need to be address ed and remedied so that the owners are not faced with considerable capital calls as well as potential liability to the HOA as a result of damag es incurred by its owners resulting from the HOA failing to perform its obligations. This isn't an "us versus them" situation. We are all in th is together and need to deal with one another on that level.

My goals for the community during my tenure include Address the items in the neighborhood that are currently and will con tinue to cause damage to the existing owners and in turn cause liability to the HOA, make sure the reserves are on solid footing should we f ace an uninsurable event, attempt to amend the underlying HOA documents to clear up the ambiguity that exists within them as well as corr ect issues that were simply written wrong. What many don't understand (and understandably why many people wouldn't) is that HOA docu ments are intended to be living, breathing documents. As the world changes, you amend them as issues arise that were not anticipated when they were filed. Now that said, that is easier said than done because of the overwhelming number of owners that must sign off o n an amendment typically. Additionally, while the current board may have started off well intentioned they are at the p o i n t o f having lost the trust of the ownership. Whether true or not, owners feel as though the board has their own agenda, has forgotten who they "work for" and frankly don't feel heard. In my past experience you can never overcome that once a board gets to that point s o it is easier to just start over. I look to help restore the faith of the ownership in the board.