

George Fuller
Kings Lake

My name is George Fuller; I have been a resident of McKinney for nearly twenty years and a property owner in Stonebridge for the past 5 years. I am a home builder and developer, and an active board member on both the Stonebridge Commercial Association and McKinney Community Development Corporation. I recently ran for Mayor of our great city, and in the process, spoke with many of the residents, greatly increasing my awareness of the issues and concerns of our residents. I believe this awareness along with my career experience would serve the Community Association well.

I believe that a primary function of the Community Association Board of Directors is to protect and preserve the Stonebridge community standards as set forth in the Master Declaration of covenants. The maintenance and further enhancement of common areas, community amenities and special social events are also all important responsibilities that will enhance the quality of life for our property owners and residents. I would like to see a greater emphasis on community amenities and social events in 2010 while continuing the preservation of our community standards.

With my practical experience in Home Building, Architectural Design and Development, I believe I could make a positive contribution in the areas of architectural control and capital improvements. In addition, I believe in a strong sense of community and would push for those amenities and events that encouraged that spirit.

David Kraft
Regents Park

1. My name is David Kraft and I have lived in Stonebridge Ranch since 1998. My wife, Gaylan and I have three children: Tori Grace 11, Graham 9 and Gabrielle 6. I was a Youth Pastor in a local church for three years (1998-2001). Since, 2001, Gaylan and I have been a Realtors in the area and have sold many homes in SB. I am currently the Broker/Owner of RE/MAX Four Corners and we have 30 agents in our office... many of whom work and sell homes in SB. Gaylan and I still sell homes, so we are very active Realtors in McKinney. I am also a member of the Chamber of Commerce in McKinney. We have been members of the YMCA in McKinney and I have recently been asked to serve on the Board of Directors for the YMCA. Currently, I attend First Baptist Church of McKinney where I serve as a Deacon and co-teach a Sunday school class. I also participate in some of the SB 5K running opportunities. We love living in SB and we want to do our part to help keep this community the best it can be.
2. I believe the function of the BOD of SB is to maintain quality of life for the residents of the community. Their role is to be representatives for the residents and to do what is in the best interest of the community and its members. The BOD is responsible for maintaining standards and regulations that will keep the quality of life appropriate for the residents. It also is responsible for providing an atmosphere that is conducive for maintaining property values and aesthetics. The members of the BOD should be servants, spokespersons and cheerleaders for the community. The SB BOD should be constantly improving the lives of the residents and moving the HOA in a positive direction.
3. I feel the BOD does a great job already. I would like to help ensure that the current standards are being maintained while we improve the experience for the residents. I would like to see if there are any recreational activities that we could improve upon for the residents. I also believe we could improve the landscape and lawn care for the common areas. I would like to make sure that the residents are getting the most for their money. As we come out of this recession together, I think this needs to be a landmark year for the BOD and for Stonebridge.
4. I believe I can be the greatest asset to the BOD in the following areas: architectural control, capital improvements and communications. I believe this because of my background in homes and architecture and my degree and experience in communication. I would like to be a catalyst for growth and improvement for the HOA.

Richard D. Macfee
Hills Creek

BACKGROUND:

I am retired from JC Penney after a 38 year career in stores and Human Resources. Last position held was VP, Director of Stores HR. We moved to Stonebridge Ranch in 1997 and have been a home owner in the Hills Creek neighborhood since then. I have a broad background in management, marketing and business operations in addition to extensive work in Human Resources centering around organizational restructuring and developing customer service programs.

I was first elected to serve on the SRCA board in 2005 and worked through the transition from the developer to homeowner controlled board. I am currently serving as Treasurer of the Stonebridge Ranch Community Association (SRCA.)

FAMILY:

We have two sons, graduates of the Plano School System and both attended UT at Austin. Our youngest son and his family live in the Briar Ridge village and our oldest grandchild attends Dowell Middle School. They also have three daughters. Our oldest son and his wife live in Allen and they have a 3 year old son.

PRIMARY FUNCTION OF THE BOARD:

The main function of the Board of Directors of the Stonebridge Ranch Community Association should be to ensure that the community maintains the standards of the association contract which every homeowner accepts when they purchase property in the subdivision. Managing growth in new areas while maintaining high standards in older areas is an essential element of the responsibility of the Board of Directors.

2010 PRIORITIES:

The first priority of any fiduciary group should always be to maintain careful oversight of all financial aspects of the organization. We must be certain that we use the available resources in the best interests of all homeowners in Stonebridge Ranch and anticipate future needs and resources. We should be sensitive to the needs of older more established neighborhoods for repair and replacement as compared to newer developing areas. Our number one focus should be maintaining the beautiful landscaping and community assets of Stonebridge Ranch.

With the tremendous growth in this area, we need to be certain that we continue to work with the City of McKinney on solving problems caused by rapid growth which place great demand on the need for public services. Compliance issues with the standards of the Homeowners contract with the Community Association will continue to be very important to maintain.

CONTRIBUTION:

My focus of service as a Board member would be to continually work to maintain the high standards of this community which caused me to move here in the first place. With the experience I have gained in the last 5 years on the board, I believe I can continue to make a positive contribution to the future of our community. As the current Treasurer for the association, I have been able to use my business background to offer leadership that has helped us to maintain a very solid financial status in spite of the current economic difficulties. Our reserve fund is currently funded in excess of 100% of our projected needs. We have established a Special Fund for future improvements to our community and we are over 96% current on 2009 assessments. And we have accomplished all of this without increasing our assessment from the 2008 level. Finally, serving on the board requires a personal commitment of time especially in the treasurer's position. Fortunately, I am in a position to make that commitment and would appreciate your support in allowing me to serve another term on your board.

Robert Meyer
Kings Lake

In October 2008, my wife and I made a decision to leave Louisiana and make McKinney our permanent home. Because we have been visiting McKinney since 1995, we have witnessed the dynamic explosion of residential, industrial, and educational facilities. At the same time it is trying to maintain its history and beauty. Now we want to be a part of this community.

After receiving my B.A. degree I served as a commissioned officer in the US Air Force. I began my natural gas career in Owensboro, Kentucky with Texas Gas Transmission Corporation and later Northern Natural Gas in Omaha, Nebraska. My next move was to Thibodaux, Louisiana where I accepted a vice president position with a natural gas company that was a subsidiary of a major N.Y.S.E. corporation. I was responsible for pipeline construction, natural gas procurement, transporting natural gas along the Mississippi River to industries and residences in southern Louisiana.

In 1984, I purchased part of the company where I continued to purchase natural gas and equipment, update the system, employ personnel, lease roadway, and continue public relations with customers, state, parish, and local governments. In 1995, I sold the company to Atmos Energy.

EDUCATION & SERVICES:

- Graduate of Louisiana Polytechnic University – degree in physics, mathematic, chemistry, and electric engineering. Attended Nicholls State University in executive management and oil technology programs.
- Southwest Research Institute School of Noise Abatement
- Texas A & M University College of Business Administration in utility finance and economics.
- Southwest Research Institute in designing gas compressor configuration.
- Appointed by Governor of Louisiana to serve as Vice Chairman on the Louisiana Natural Resource Pipeline Ad Hoc Committee to revise the pipeline rules, regulations, and means of pipeline safety.
- Treasurer and president of South Texas and Louisiana Natural Gas Association. For many years, I was a member of Lions Club and served on many committees and as president.

HOBBIES:

Include reading, hunting, constructing projects, maintaining mechanical equipment, collecting antiques, sampling good wine and food.

PRIMARY FUNCTION OF THE BOARD:

I feel the primary function of the Board of Directors is to oversee and uphold the Bylaws of the Association so that the community maintains its aesthetic quality, preserves, and protects the property value. I will be committed to the long term welfare of the Association.

2010 PRIORITIES:

The areas I feel need the Board of Directors' attention in 2010 are the following:

- Continue to be available to the members' concerns.
- Be diligent in reminding non-resident owners to oversee their property and keep it in compliance with the rules.
- Continue to follow the Bylaws.

CONTRIBUTIONS:

Areas I feel I could make the greatest contribution:

- Architectural Control / Maintenance
- Capital Improvements / Finance

Pablo Ruiz
Brightwood

1. Briefly introduce yourself.

My name is Pablo Ruiz and I have lived in Stonebridge Ranch since 1994 when I moved to McKinney with my wife. We have two children who were born here and I have been active in the community for many years. I served on the city's Building and Standards Commission from 1998 to 2003 with my last year as chairman and the previous three as vice-chairman. I have also served on the Stonebridge Ranch Community Association's Board of Directors for seven years, the last two as president and the previous three as vice-president.

I have a Bachelor's Degree in mechanical engineering from the United States Military Academy. I served in the U.S. Army as an engineer officer until 1994. Afterwards I worked for Texas Instruments for over thirteen years in the facilities organization where I designed, built and operated semiconductor manufacturing facilities in the North Texas area. I currently work as a consulting engineer for Halff Associates. I have a Texas Professional Engineer's license and am a LEED Accredited Professional.

2. What do you feel is the primary function of the Board of Directors of the Community Association?

I believe the primary function of the Board is to follow and enforce the CC&Rs of the SRCA. As part of those duties the Board provides direction with regards to the most appropriate and fiscally responsible use of the Association's \$6.5M budget. It enforces in a fair and judicious manner the standards to which all homeowners agreed to comply. And it strives to not only preserve the value of the community and homeowners' property but to enhance it for the enjoyment of the residents.

3. Specifically, which areas do you feel need the Board of Director's attention in 2010?

The Board and the committees have made great progress since the transition to full homeowner control two years ago. It has maintained a fiscally responsible budget. It has expanded committee involvement and participation in current and future planning and activities. It has maintained a fair process for the enforcement of the CC&Rs and improved the transparency of the activities of both the Board and committees. It has continuously strived to improve operational and financial efficiency without sacrificing services or jeopardizing the Association's financial or physical resources.

Where I believe the Board needs to continue to make progress is on the reduction of the accounts receivables portion of the budget. It also needs to complete the landscape master plan with a focus on tree replacement, neighborhood and community entry points, and sustainable watering systems and plant materials. The pools need to have a plan for future improvements and the area north of the aquatic center needs to be evaluated for cost effective future uses. As always the Board needs to continue to be fiscally responsible and maximize the effectiveness of the residents' assessments for the betterment of the community.

4. In which areas do you feel you could make the greatest contribution?

I have served our community on this Board as the secretary, vice-president and president. I have practical working knowledge of all aspects of the Association's affairs. Most importantly I have the most knowledge of all the candidates about the history of the Board's activities and decisions made over the past seven years. This experience allows me to assist the Board during deliberations with past actions, precedence, and potential ramifications. I also bring with me my past experience with budget reviews, collections, landscape planning and management, contract reviews and negotiations, transitions, amenities management and enhancement, committees and representation of the SRCA.

I have volunteered my time over the past seven years to our community with no intent on financial gain; only the contribution of my time and talents towards the sound management of our communal assets and preservation of our property values. I believe I still have an open mind and can provide fresh, dynamic and innovative leadership for our community.

Dr. Timothy P. Shannon
Bridge Point

It has been my privilege to serve on the SRCA Board of Directors these past two years. The election of 2008 was unique in the history of Stonebridge Ranch. In this pivotal year the BOD transitioned from being under developer control to one made up entirely of SRCA homeowners. When my wife Kathleen and I moved to McKinney in 2002 there was still much development to be completed. We were attracted to the mix of old and new, with the historic downtown square and the much younger west side of town. The Bridge Point neighborhood in Stonebridge Ranch caught our attention and became our new home. I also began a new dental practice here. As a general dentist with 28 years experience, I looked forward to providing dental care in a community that appreciates good health. Living here has been a blessing to us in so many ways. I believe in giving back to the community in which I live. I currently serve in several areas, including as:

- (1) Board member and President-Elect of the North Texas Dental Society;
- (2) Chairman of the non-profit Rite to Smile Foundation;
- (3) Member of the Collin College School of Dental Hygiene Advisory Board;
- (4) Chairman of the City of McKinney Library Advisory Board; and,
- (5) Frequent contributor to the Stonebridge Ranch News.

My knowledge and experience as a self-employed small business owner have served me well when making decisions on behalf of our members. The Association Board of Directors is the representative body for the homeowners of Stonebridge Ranch. Our most significant responsibility is to conduct the Association's business in a manner that upholds and protects the interests of all homeowners. I support sound, responsible fiscal policy; effective oversight and control of our day-to-day management team; measures for improved maintenance and enhancement of our common area landscaping and community amenities; and, useful, timely communication with our homeowners about the decisions we make.

I've supported and provided meaningful contributions to the work of the Association Board in numerous areas, including:

- (1) Development of a positive work relationship with our onsite manager Mr. Mike Lesku. His presence has resulted in substantial improvements in day-to-day operations. Mike has proven to be a significant catalyst in the Board's decision-making. His staff is among the most capable in Texas;
- (2) Stabilization of the Association's financial condition during one of the most difficult economic downturns in recent memory. For the first time in the history of Stonebridge Ranch there has not been an increase in the dues assessments to our homeowners for two years in a row. Currently there are sufficient operating and reserve funds to sustain us through the upcoming year while allowing for continued repair and improvement of our facilities, amenities, and common areas;
- (3) Safeguarding Association assets by directing our financial services vendor to move them from existing conservative investments to even safer ones when the economic crisis became apparent. While our investment principal was never in serious danger, these assets are now better protected by FDIC and other guarantees. 2008 reductions in gains from prior years have been substantially mitigated because of modest improvements in the Association's investment portfolio;

- (4) Implementation of protections against rising home foreclosures at the recommendation of the Finance Committee. Allowances were made in the budgets for 2008/09 and 2009/10 to minimize their impact financially. The backlog of unsold new and existing homes is now shrinking, with more than 600 homes being sold in Stonebridge Ranch during 2009. That means more owner-occupied properties, replenishment of lost revenues for the Association, and preservation of neighborhood property values;

- (5) Establishment of four new volunteer committees in addition to Modifications and Finance. They include Communications, Amenities, Landscape and Grounds, and Social. As Board liaison to the Landscape and Grounds Committee I have worked alongside its members to develop a global, all-

encompassing plan for landscape enhancement of our 500 acres of common area. The Committee has been instrumental in assisting the BOD to develop and implement a long term, proactive plan of action. All of these committees provide important contributions to the work of the BOD;

(6) Implementation of a long range planned fence replacement program for the 500 acres of common area adjacent to community neighborhoods. This program is ongoing and has been very successful to date; and,

(7) Development of our 2nd generation SRCA website. Under continual refinement, it promises to offer residents and visitors useful and timely information about Stonebridge Ranch. When fully operational it will have a public information side and a restricted access side for residents only.

The 2008 transition has led to numerous positive changes in the conduct of Association business. The learning curve has been steep, but momentum continues to build towards a more efficient and effective Association. There remains much to be done and I want to finish what has been started. I am asking my neighbors to return me for one more term of office on the Board of Directors.

My colleagues and I have undertaken a thorough re-assessment of the underlying philosophy that guided so many of the Association's policies and actions in the past. We are laying the foundation for the future that will serve the members of the SRCA well for years to come. If returned to office I promise to continue making decisions with the community's best interests in mind. I need your vote to do so.