

Nice to Meet You! *New 2019 Board Members*

Briefly introduce yourself. Include your background (business, volunteer or other experience), the # of years you have been a Stonebridge Ranch resident, etc.

RICK CHAFFIN



I have resided in Stonebridge Ranch since 2009 and lived in McKinney since 2006. I have 25+ years as a City Manager or Deputy City Manager. At one time or another, I have managed all aspects of a city. I became Deputy City Manager in McKinney in 2006 and left the city in 2012.

Currently, I am semi-retired and work as a consultant with Sanchez & Associates, LLC as their Director of Municipal Services. I also consult with Frontier Waste Solutions in a government relations role. Lastly, I'm a managing partner in Core3 Capital that invests in commercial real estate.

Please visit my personal website at www.rickchaffin.com to learn more about me.

What do you believe is the primary function of the Board of Directors?

The Board's primary function is to make policies, provide oversight and accountability, and ensure that Stonebridge Ranch remains a viable, high quality community. It should be representative of the citizens of Stonebridge Ranch and ensure that each decision is made with the intent of ensuring that Stonebridge Ranch remains relevant and properties are protected and values increase.

Which areas/issues do you feel need attention from the Board of Directors today?

I think the HOA Board has done a tremendous job. It is governed like a corporation but with a caring and friendly touch. I like the conservative financial policies--pay as you go--debt free. I like ensuring that maintenance items are maintained appropriately. I also like that capital projects have been undertaken that continue to enhance Stonebridge Ranch.

I think the number one item is to ensure that we continue what has been started. There are always areas for improvement. If elected I would endeavor to identify those areas and work in a constructive and positive manner to address the issues.

Where could you make the greatest contribution? Why? (Capital Improvements/ Finance, Landscape & Grounds, Communications, Amenities, Social, Design Guideline Compliance, etc.)

I have a wide and varied background and probably have had some level of experience in everything. I enjoy capital projects--something tangible. I also enjoy strategic planning and developing an action plan to ensure execution. I would be willing to work in any capacity that adds value to Stonebridge Ranch.

JOE CLOSS



I am not a native Texan, but had the good sense to marry one. My wife and I met when we were both in the US Navy, working for Admiral Rickover in DC. We lived in Alexandria, Arlington and Springfield, VA. For a decade I served as the volunteer treasurer of the Terra Grande Community Association in Springfield.

After more than 25 years in the Navy and a decade as a support contractor to the Federal Aviation Administration, I and my wife moved here in 2011. So, I've been a resident for almost eight years. Why the move? At the time our son, and his pregnant wife, was attending Dallas Theological Seminary. The attraction of a grandchild cannot be denied. Also, my wife's family all live in McKinney. And traffic in DC is worse than here.

My US Navy duties included titles such as type desk project officer and program manager. In those roles I was responsible for the annual distribution of hundreds of millions of dollars of our taxpayer money.

I am currently retired. I am a volunteer member of the City of McKinney Library Advisory Board.

To make Stonebridge Ranch an extremely desirable place to live, for both current and future residents.

Depending on where the 380 By-pass terminates, traffic has the potential for a significant negative impact on the Stonebridge Ranch community. I applaud the fact information meetings have already been held.

Capital Improvements/Finance. As treasurer of our former HOA, I formulated a plan to finance a playground in the common area, refurbish an existing tennis venue and work with the local government to update storm water management assets. I was also responsible for investing our reserve funds. Combined with the cumulative allocation of over three billion taxpayer dollars and modifying and recommending approval of the applicable contracts, I consider myself fully capable of seeing my \$765 assessment for 2019 spent wisely.

MICHAEL KALTENBAUGH



We are coming up to 2 years in Stonebridge Ranch. We moved from Australia where I was Vice President of the Building Owners Association for the high-rise apartment building where we lived for five years. I led the Operations & Maintenance Committee and was co-lead of the Capital Projects committee.

I have over 30 years international executive experience in strategy and operational diligence within most segments of the Power & Utilities industry. I am an approachable collaborative leader and work well with everyone. I am a native Texan.

I am keen to participate in the next phase of SRCA's journey. As Stonebridge Ranch enters the next 20-year horizon, there are many activities which require steady leadership and guidance. As your steward in this effort, you can be confident of my contributions on behalf of all residents of Stonebridge Ranch.

My wife, Isabelle August, and I live in Ballantrae with our dog, Sherman. We have four children and (by May 19) four grandchildren.

To understand and operate within the guidelines set out in the current Bylaws and Covenants, Conditions & Restrictions to the benefit of the SRCA.

The SRCA Board already directs appropriate attention to these (and other) issues through its Strategic Planning process. The upcoming plan will benefit from additional focus in three areas: enhancement of Stonebridge Ranch presence as a premier residential community; mitigation of the US380 expansion plans' affect on Stonebridge Ranch and its residents; and keeping Stonebridge Ranch infrastructure (common areas, lakes, walkways, etc.) in top condition.

I can provide value in any area where acumen, pragmatic leadership and thoughtfulness are necessary. My interest is best suited in three areas: Communications, Capital Improvements, and Landscape & Grounds. Each of these three committees play a vital role in preserving and enhancing the Stonebridge Ranch community experience and presence in McKinney and beyond.