

1TEXAS GRAND RANCH PROPERTY OWNERS' ASSOCIATION ANNOUNCEMENT OF CANDIDACY
FOR BOARD OF DIRECTORS MUST BE SUBMITTED BY OCTOBER 1, 2023

Name of Candidate: Ty Cheatham

Owned property in TGR since: Jan 2020

Residing in TGR? Yes

Occupation: Enterprise Software Sales

Past or Present Board Experience: Texas Grand Ranch 2022-2023 (Transition from PattenCo)

Offices Held: Director of Finance

What special knowledge, skills, or experience would you bring to the Board? (50 words or less).

I bring intimate knowledge of the board's experience over the last year in the transition from PattenCo. I also bring key insight into decisions made, the financial structure and outlook for the community, and will have completed the budget for the new year starting Jan 1, 2024.

Are you willing and able to devote the time and attention needed to be a Director?

Absolutely. This is a key part of the role on the board, devoting the time not only for meetings, but to be available to the community and see through the projects that may be required of the position.

Yes In 150 words or less, why are you running for the Board?

I am running to return to the board because I feel it necessary to continue the impact that was made in the first year of the community run board. I plan to continue my representation of the community and the younger generation of families that reside here, present and future. I have enjoyed serving the community thus far and would appreciate the opportunity to continue into the next term.

In 50 words or less, what is your view of variances to the CCRs.

I agree with holding the community to the CCRs/SBR standards as written today. Variances should be avoided at all costs.

In 50 words or less, what committees or areas of interest are you interested in joining.

After building the financial structure for the community in my first year on the board. I would like the next term to be focused on the projects that will be started, but inevitably incomplete by the end of the year. I would also like to be the point of contact for our

management company for the board. The position best fit for this purview is Vice President.

In 50 words or less, what issue or activity deserves the highest priority to be addressed by the Board.

The day-to-day operations of the board can be time consuming. The highest priority for the board needs to be containment of cost – i.e. budget management... secondly, the board should be focused on accomplishing things that are meaningful to the community.

In 25 words or less are you open to adding additional amenities for the POA (such as tennis courts, club house, etc)?

TGR should remain a low amenity neighborhood. Building more facilities require more maintenance, more insurance, and will cost money in the long run.

In 50 words or less what is your view on budgeting and maintenance?

Budget should be maintained, and all future endeavors of the board evaluated for their long-term impact to budget. We should aim to do things sustainably, where we future proof ourselves against long term cost of re-completing projects.

In 100 words or less, what other information would you like to convey to the Members?

I have been an active part of the current board for TGR. I plan to continue my endeavor to represent the people of the community the best way that I can. I am a problem solver and enjoy getting to know neighbors through the lens of serving the community. I have a young family, so my focus will always lean toward long-term impact of decisions and how it affects our community, present and future.

Signed _____ Date _____