

1 TEXAS GRAND RANCH PROPERTY OWNERS' ASSOCIATION  
ANNOUNCEMENT OF CANDIDACY FOR BOARD OF DIRECTORS  
MUST BE SUBMITTED BY OCTOBER 1, 2023  
(Please Use This Template)

Name of Candidate: **John David Kendrick**

Owned property in TGR since: **September 2020**

Residing in TGR? ☒ Yes ☐ No

Current or if retired former primary occupation/business: **Principal, Fujitsu; Consulting**

Past or Present Board Experience

1. **Lillian Court, McLean, VA Parking Ctte;**

2. **BOK Building Oak Park, IL;**

3. **Sonata Campbell, Campbell, CA**

Offices held:

**President, BOK Building HOA**

**President, Sonata Campbell HOA**

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

**Expertise in finance and management science; the development and implementation of complex measurement systems. Thirty-five years of commercial real estate (I-1) leasing experience (rent roll includes: Whirlpool, ADC Telecom, Panasonic and Summit Entertainment.) Six college degrees including MBA, Master of Applied Statistics, Master of Industrial Engineering (Modeling and Simulation)**

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

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

1. **We need to get the POA off of everyone's back. TGR is a community and not a CULT. Questioning the wisdom of depositing \$2MM in an online bank CD should not trigger an ignorant letter from R. Sandefur on behalf of the BOD. The POA needs to be more accepting of dissenting viewpoints.**
2. **I want to see a community with a more inclusive environment.**
3. **The current BOD has been a colossal failure. There has been ZERO progress towards the realization of any vision for TGR. We need to strengthen and align the linkages between the BOD Vision, Mission and subsequent activities. KPI's and SLA's need to be established and monitored against goals. Workload needs to be graded, prioritized and a level of effort identified. This foundation can be used for more transparent reporting and competitive outsourcing bids.**

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

1. **We need to get the POA off the resident's backs. We are private homeowners. We are individuals, not a CULT.**
2. **Most homes in TGR are cookie-cutter designs that will require changes to the structural and cosmetic systems to adapt to TGR. The POA needs to be more accommodating.**

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

**None, I am only interested in the BOD; but I am continuing to work on my website:**  
**[www.TexasGrandRanchLife.com](http://www.TexasGrandRanchLife.com)**

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

1. **The BOD needs to stop censoring and trying to manage free speech. Dissenting viewpoints should be welcomed.**
2. **The BOD needs to focus on results. The current BOD has been impotent – a colossal failure.**

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

**Adding amenities should be an outcome of realizing the BOD POA Vision. Expenditures over \$100,000 should require simple majority residents' vote. - No quorum needed.**

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

**We need to get out of the County Road Maintenance agreement. Critical activities need to be identified and budgeted accordingly.**

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

**TGR should be a welcoming community and not a CULT. Individualism should reign over Tribalism. We need to get the POA off of everyone's back. We need to focus on creating the most desirable community north of Houston. We should be a welcoming and inclusive community that respects an open exchange of ideas and dissenting views.**

Sign and Date the submission

**John David Kendrick**

John David Kendrick

**09/27/2023**

September 27, 2023

Please return no later than October 1, 2023 to have your information included in the ballot. The Announcement and profile must be received by Investment Management Company by October 1, 2023, at IMC Management Company, C/O Tammy Perry, 3500 W. Davis, Suite 190, Conroe, TX; [cduncan@imcmanagement.net](mailto:cduncan@imcmanagement.net) or fax to 936-756-0023. Telephone 936-756-0032.