

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: Rick Venegas
Owned property in TGR since: 2019
Residing in TGR? X Yes No
Current or if retired former primary occupation/business: Retired
Past or Present Board Experience EGPAC, Elk Grove Babe Ruth and Vorlage Ski
Club Offices held: Board Member
I was a board member for the Elk Grove Planning Advisory Commission in Elk Grove, CA for 3 years in the early 90's.

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

I was a business owner for a multi-million dollar consultancy. I have experience in starting up an organization, developing a business plan, recruiting, and developing good client relationships. My career of 30+ years was in Information Technology, working with large firms prior to consulting with KPMG, Deloitte and my firm.

Are you willing and able to devote the time and attention needed to be a Director? X Yes
In 150 words or less, why are you running for the Board?

I am running for the board because I believe I can provide value and contribute to the work done by the current Board. My wife and I love being a part of this incredible community, and wish to see this community continue to flourish and maintain the "country" lifestyle so many of us have moved here for. I believe in the spirit of Community First, and hope to be a part of this Board as more homes are built, and more neighbors move in. I feel I can work collaboratively with fellow Board members and be able to relate and converse with those residents that we serve.

I believe the Board has set a strong foundation, and want to build on what has been done to date. Rather than sit and watch things evolve, I believe I can be a positive part of TGR as the community grows.

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

I believe in having consistent standards, but also understand not every lot is the same, and challenges can occur when planning to build. I believe the Board should listen to variance requests, & with standards in mind, vote accordingly. We should work with residents and consider their unique situations.

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

I am willing to be a team player and work with any areas that need my participation. I can assist in the communications area and other committees, depending on the skills needed.

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

I believe the Board has a good start on the infrastructure. I think the following would be priorities:

- Covering the 2 new kiosks would be a high priority
- Finish improvements for the park on Lonestar
- Limited View signage on roads with blind hills
- Ensuring standards are met with new builds.

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

I am against amenities that take away from country living at TGR. I don't feel that tennis courts or pickle ball courts belong at TGR.

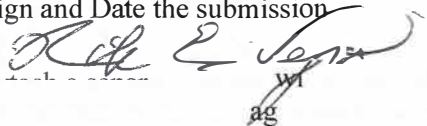
In 50 words or less what is your view on budgeting and maintenance?

The Board is the steward of the finances and should consider the best value when making any decisions impacting the budget. Given the nature of living in a rural setting, we need to ensure there is always a healthy reserve for any unforeseen events that may arise.

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

I love living at TGR. I believe we have something special here and is getting better every year as infrastructure is being completed. The simplicity of living in the forest is so special, it doesn't require major changes. I believe in Community first and listen to all opinions, while at the same time, keeping an eye on what serves the community best. I will be a positive member and if elected and would be proud to be a part of the Board. My wife and I appreciate this opportunity to participate in this election process.

Sign and Date the submission


Rick E. Jensen
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10-1-23