1TEXAS 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: _Michael B. Richardson_____ Owned property in TGR since: _2019_____ Residing in TGR? _X_ Yes _____ No____ Current or if retired former primary occupation/business: _FAA/Management/Air Traffic Control Past or Present Board Experience _Current member of TGR ARC committee Offices held: ______

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

I am experienced in dealing with Federal, State and Local governments, ARC committee member, very knowledgeable of Texas Grand Ranch CCR's and SBR's, a good problem solver, communicator, and visionary, experienced in labor relations, USAF veteran, Christian, and good neighbor with a positive attitude and outlook for our GREAT Community.

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?

I am running to build on the great work done by our first elected HOA board members. I am willing to give back and devote the time required to ensure TGR is the community we all envisioned. My goal for TGR is a community where friendliness, thoughtfulness and courtesy are foremost. This goal will require an HOA board that has the best interests of the whole community at heart.

As a member of the ARC committee, I have become very knowledgeable of the CCR's and SBR's. I want to ensure that these community documents are followed as written until such time as the community votes to change them. Simply not enforcing or being "less rigid" with rules as others have suggested, damages the integrity of the ARC and the board.

I strive to do the right things for the right reasons.

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

I strongly believe that no variances should be granted unless there is a legitimate legal need (extremely rare). The CCR's and SBR's are written to ensure fair treatment for ALL residents of TGR. Most individuals I have communicated with support this position.

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

I am already a member of the Architectural Review Committee (ARC). This position has been very educational and rewarding. But having a servant's heart, I would participate in any committee that needs help.

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

Ensuring community trust and board integrity is the highest priority. A close second would be neighborhood safety and security. My goal is to work with the other board members to identify and categorize all issues facing TGR.

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

I am opposed to additional amenities. TGR has limited amenities by design, and property owners bought knowing that. Adding amenities would invariably raise HOA dues.

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

I am opposed to a "zero" operating budget. Our current surplus should be looked at like the Texas "rainy day fund", used for emergencies. Our current HOA dues are low and allow for adequate funding to meet our current expenditures.

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

As a former Federal manager, I have had the unique experience of operating under different administrations with differing political agendas. I met with both Democrat and Republican congressman, each wanting an explanation of administration policies and its effect on local FAA operations (Houston 11 county region). Understanding how to navigate this political process without alienation while maintaining core values was critical in producing effective results.

Challenging issues will arise which require patience, honesty, tact, and knowledge of the CCR's, SBR's and governing processes for a successful outcome.

Sign and Date the submission

9-29-2023