Lost Creek Ranch Board of Directors Candidate Questionnaire

Name: Terri Piorkowski
Property Address: 1542 Prairie View Drive

1. Briefly introduce yourself. Include your background (business, HOA, or other volunteer experience) and how many years you have been a resident.:
My name is Terri Piorkowski and I have been an LCR resident since Oct of 2015 and I currently work for the Foundation for Allen Schools as the Accounting and Programs Coordinator. I have a degree in Finance and have over 15 years of accounting experience along with experience as a prior commercial property manager. I am an active volunteer with Boy Scout Troop 1299 and Scouting USA as well as previously serving on the LCR Architectural Control Committee. I have served on the LCR Board of Directors since 2020 and would love to continue to serve our community with skills I feel would benefit our community.

2. What do you feel is the primary function of the Board of Directors (BOD)?:
To ensure the neighborhood is being taken care of properly. They oversee the management company to keep the property well maintained and in financial order.

3. Why do you want to serve on the BOD?:
I live in this neighborhood, I love this community and I want to make sure that it continues to be a great place to live by participating and using my voice to advocate for the neighbors and neighborhood.

4. What specific areas do you feel need the BOD's attention in the coming year?:
Renewed participation on the Architectural Control Committee.

5. In which areas can you make the greatest contribution (capital improvements, finance, legal, maintenance, architectural policy, special events, communications, landscaping, etc.)? Why?:
My financial training will help with the finance and budget committees, my property management experience will give me perspective on the capital improvement, maintenance and architectural control needs of the community and my experience in working with non-profit groups will help me understand the unique needs of these entities. I enjoy helping and assisting where the needs arise and I feel this gives me the flexibility and the desire to do a good job.

Lost Creek Ranch Candidate Questionnaire

Name: BAZIE BATES
Property Address: 1590 LOST CREEK DR

1. Briefly introduce yourself. Include your background (business, HOA, or other volunteer experience) and how many years you have been a resident.:
My name is Bazie Bates. I've been in the community since 2002. I was the initial Lead for the ACA committee. I became a member of the Board two years later for three years. I got off the board due to confilcts created while attending grad school. I returned to the board last year. I have worked as a Consultant for the last 10 years. I'm marred and I have two adult children.

2. What do you feel is the primary function of the Board of Directors (BOD)?:
The BOD is responsible for managing the LCR community. The BOD should be able to objectively review situations that arise in the LCR community and vote for solutions that are financially sound. Additionally, the BOD should make decisions that will maintain the positive aesthetics of our community while enhancing the values of the properties within the community.

3. Why do you want to serve on the BOD?:
I want to bring an unbiased, financial focused voice to the BOD.

4. What specific areas do you feel need the BOD's attention in the coming year?:
Identifying items within the community that requires updates/replacements. The community is over 25 years old and we need to make sure we repair, update or replace Association owned assets that have fallen into disrepair. Also, the BOD need to work with the ACA committee to make sure they are promptly reviewing ACA requests and providing responses that adheres to the ACA rules and requirements.

5. In which areas can you make the greatest contribution (capital improvements, finance, legal, maintenance, architectural policy, special events, communications, landscaping, etc.)? Why?:
Finance
Architectural policy
Maintenance
Capital Improvements

Lost Creek Ranch Candidate Questionnaire

Name: Geoben Alonzo Johnson
Property Address: 1601 Xavier Dr.

1. Briefly introduce yourself. Include your background (business, HOA, or other volunteer experience) and how many years you have been a resident.:
I am a Retired Air Force Officer, after retirement I worked at the following: Resolution Trust Corp. (disposition of failed Savings and Loans assets), USDA NRCS (Director of Contracts for Texas), Verizon (Contracts for Construction, Services, Maintenance and Equipment). My wife and I built our house here at Lost Creek Ranch in 2001 and I have served our community on the following committees in the past; Communications, Beautification, Pool and Community/Social. I have served on your LCR HOA Board of Directors for 19 years. Over that time and as promised with the help of fellow Board members we have managed to keep the HOA assessment's from being raised, saved money on our contracts, made improvements to various structures and amenities. I currently work as the Food Pantry Manager for the Allen Community Outreach Food Pantry serving over 1500 families per month who are in need of assistance in Collin County. I volunteer with the Texas Baptist Men Disaster Relief team, am a Board Member of the Allen Americans Hockey Fan Club, serve as a COP (Citizen on Patrol) with the Allen Police Department, am a Member of the Allen Kwanis, and a lifetime member of the VFW (Veterans of Foreign Wars), and I serve in various areas at my church.

2. In which areas can you make the greatest contribution (capital improvements, finance, legal, maintenance, architectural policy, special events, communications, landscaping, etc.)? Why?:
I am well versed and have helped to meet the needs of our HOA in reviewing contracts, finance, capital improvements and repairs, and maintenance and have served on several committees in the past, including helping with special events. I enjoy working with my Lost Creek neighbors and helping when and wherever I can.

Lost Creek Homeowners Candidate Questionnaire

Name: Joe Reavis
Property Address: 1578 Hansberry Dr

1. Briefly introduce yourself. Include your background (business, HOA, or other volunteer experience) and how many years you have been a resident.:
I am a retired business owner, served on civic boards and am knowledgeable about local government works. I have lived in LCR almost 11 years

2. What do you feel is the primary function of the Board of Directors (BOD)?:
Give direction to the HOA management company and maintain neighborhood amenities and infrastructure

3. Why do you want to serve on the BOD?:
Instead of complaining, it's best to try and be part of solutions

4. What specific areas do you feel need the BOD's attention in the coming year?:
Infrastructure and unkempt properties

5. In which areas can you make the greatest contribution (capital improvements, finance, legal, maintenance, architectural policy, special events, communications, landscaping, etc.)? Why?:
Maintenance and architectural policies. I believe architectural policies need regular review to ensure they are fair and sensible

Lost Creek Ranch Board of Directors Candidate Questionnaire

Name: Ryan Cave
Property Address: 1544 Brandywine Dr

1. Briefly introduce yourself. Include your background (business, HOA, or other volunteer experience) and how many years you have been a resident.:
My name is Ryan Cave and I initially became a Lost Creek Ranch (LCR) homeowner after building my first home in LCR in 2002. I've been involved with the HOA for almost as long from helping with music, announcements and more at our Spring Carnivals and Fall Festivals (you might recognize me as the DJ/MC or know me as The "Caveman") to serving on the HOA board for many years now. I worked as a project manager in telecom until my entrepreneurial spirit took me into real estate. I moved across Angel years ago, but still own property in LCR that I love, and always want to look nice (i.e. rentals shouldn't look unkempt, and I push back against landlords whose properties do). I've been a REALTOR® since 2003 and I enjoy running The Cave Realty Team at Keller Williams in Allen. I've been in leadership/board positions from high school, through college, into my career (serving on the Agent Leadership Council and running a Keller Williams office).

2. What do you feel is the primary function of the Board of Directors (BOD)?:
To represent all homeowners in the community. To keep the community and HOA amenities looking nice. To oversee the function of HOA committees and management company. To ensure HOA funds are collected and spent responsibly (including biding work out, budgets, and reserves, as applicable).

3. Why do you want to serve on the BOD?:
I love Lost Creek Ranch, and always want it to remain a special, safe, wonderful neighborhood. I help many owners and renters move into and out of Lost Creek Ranch, and never want to see the neighborhood or property conditions in decline.

4. What specific areas do you feel need the BOD's attention in the coming year?:
I always watch costs for all homeowners, as they directly affect our dues. So, making sure work is bid out and keeping away from adding unnecessary expenses.

5. In which areas can you make the greatest contribution (capital improvements, finance, legal, maintenance, architectural policy, special events, communications, landscaping, etc.)? Why?:
My career in real estate means that I always keep an eye on Lost Creek Ranch (and other neighborhoods too). I like to keep up with what is going on to help keep LCR safe, and looking its best, while preserving our property values without costing homeowners unneeded expenses or adding frivolous rules. This probably covers architectural control, capital improvement and repair, maintenance, events and even communication. For example, I created the "Lost Creek Ranch - Allen, TX" Facebook page years ago to help neighbors connect, find lost pets, borrow things, etc.