

## **Bainbridge 2023 Board Volunteer Candidates**

### **STEVE ELLIOTT**

I am a current Director on the Bainbridge HOA Board and am running for re-election. Since we are the inaugural Board made up of residents of Bainbridge I feel that some continuity is important as it has taken some time to figure out what our roles/responsibilities are.

### **SHAWNA GREEN**

I've been with you all from the beginning. I've organized events for the neighborhood and have so far been part of the HOA. I would like to continue to be apart of our board and have the opportunity to build our community.

### **NANCY PACE**

I am currently serving as the Treasurer on the HOA Bainbridge Board. I have enjoyed meeting residents and working with the other Board members as we have discussions about neighborhood issues. The Board has been focused on reviewing current contracts, getting competitive bids, and being fiscally responsible for the future. There is a Reserve Study in place for long term expenditures, although this is not required by Idaho law. I would like to continue as an HOA Board member. I believe there are more decisions to be made to maintain Bainbridge as a quality neighborhood. I am also a proponent of open and frequent communication with residents.

Prior to being elected last year, I served on the Bainbridge HOA Advisory Board. For most of my adult life I have volunteered in the HOA's where I resided. I have served on the CC&R Committee. I was employed as a Secretary for ten years and HOA Manager for six years. Both positions were for neighborhoods similar to Bainbridge. Some of my duties included helping prepare the Budget and Reserve Study, communicating with residents and the Board, interacting with the Board attorney, handling small claims issues, coordinating with contractors, organizing HOA events, and supervising 20 summer employees. I also worked for an accountant as a seasonal income tax preparer for 30 years.

My husband and I have enjoyed our four years in the Bainbridge neighborhood and being close to grandchildren. As a couple we enjoy hiking, camping, traveling, socializing, reading, and exercising regularly.

### **R WADE RAMSEY**

It's hard to believe only 10 months ago we met to elect the first Board of Directors for our community. We elected five people as Directors, and I was one of those entrusted with that responsibility. Since then, I've had the honor to serve as our Board President alongside four other Directors that take your trust very seriously. I have served as a Board member and / or President of other communities in which I lived, including in the same situation of a community taking over the management from the developers. Our members and community are in good hands. The first few years of an HOA are generally tasked with assessing a community's financial health, reviewing vendors and service providers, and adjusting Community CCRs, ACC guidelines and By-Laws to foster a sense of community and protecting our important investments--and not just generating sales for a developer.

More importantly, the first few years set a tone and operating model for years to come. We have an ideal Board profile for those initial goals. We are fortunate to have members on our Board with experience in governance, Property Management and a passion for Community Development. There's a diversity of experience and viewpoints that is healthy and valuable--but each of us are dedicated to our common goals of protecting our investments, fostering a sense of community, full transparency and servant leadership.

We're about halfway through our goals and important work for this initial period of self-governance for Bainbridge. We've reviewed several key vendors, made a few changes....but there's more to do on that front. Our financial health is solid for the short-term.....but some long-term planning and decisions loom. Our CCRs,

ACC guidelines, and By-Laws have gone through some changes and adjustments....but we need feedback on some key issues facing us as members.

I'd ask each of you to reaffirm your trust in the Directors we elected last June. I'd also ask you to remain active partners in our community.

Bainbridge is a beautiful, welcoming and fantastic place to live. Our members are family, friends and good neighbors. Let's continue to foster those characteristics and set the foundation for a bright future.

**BOB ROCK**

I have been a resident of Bainbridge since 2016 and have lived in Meridian/Eagle since 2005. I have served on several HOA boards in the past and have experience working on behalf of homeowners and working with developers/builders to resolve issues. For the past year I have had the pleasure of serving on the Bainbridge HOA Board, and would very much like to continue if re-elected. In our first year as a volunteer board, I feel we made some positive changes in how our HOA is managed, and we still have a lot of great work to do. As an invested homeowner, I firmly believe in being neighbors first, while ensuring CC&Rs are established and enforced fairly and equitably for the community we live in. I am a retired Navy veteran and training/education professional. My wife Megan is a business owner here in the Treasure Valley. We have a 10 year old daughter and two dogs, and love this neighborhood and our neighbors. I can always be reached via social media, phone (208.559.5802) or email [rockr212@gmail.com](mailto:rockr212@gmail.com) for questions or concerns. Thank you.