



BOARD OF DIRECTOR CANDIDACY STATEMENTS

Derek Brown **Candidacy Statement**

Why would you like to serve on the Board of Directors?

My wife Rachael of almost 23 years, and our 3 kids Jacob (16) Seth (14) and Eden (11) moved to Celina and The Homestead at Ownsby Farms in April 2019. Our love for Celina started a few years before that when we visited our first Christmas on The Square. My wife proclaimed that she wanted to move to Celina because it was like a Hallmark movie! I remember the community as the streets were still being cut by the developer, and the pool was just an open field. Phase 2 on the north side of the neighborhood did not even exist. We drank the Celina Orange cool-aid. Our 3 kids are involved in all the sports from varsity football to peewee cheer, and everything in between. Our hope and plan are to be part of Celina and Ownsby for many years to come. We want to see the community thrive and grow and to be a premier neighborhood in Celina. This will not only help our property values over time but gives us all a sense of pride and community in being part of something great in Celina.

Please list previous board position and/ or experience:

From the HOA side of things, I currently sit as a landscape committee member for the community. Unfortunately, that is on hold until we can make repairs to our irrigation system, but I am looking forward to working with our landscape team in the spring. Also, I was appointed to our HOA board's 5th seat back over the summer due to a prior member moving. I have learned several things about HOA boards, and management companies and how the whole system works.

On a personal level, I have been serving with my wife as committee members for Celina YoungLife/WyldLife. This is a nonprofit organization that helps to introduce kids to Christ and helps them grow in their faith. There are hundreds of students in Celina that we serve through this ministry.

Professionally, I am a commercial insurance agent and have been in the industry for 23 years. I insure nonprofits and religious organizations. I insure everything from small country churches to mega churches, mosques, synagogues, and temples. Working on the "business" side of these organizations I understand the struggles and needs of these types of organizations. People, budgets, communication, and drama! This all translates to working with an HOA board, which is a nonprofit organization also. Working with different people, cultures, and perspectives to assess needs, and come up with fair solutions for the greater good is what I do.



Issues regarding The Homestead at Ownsby Farms Community you feel should be addressed in the coming year:

The current board has done a tremendous job in combing through our budget, and looking for cost savings for our community while also ensuring that the services we receive from our vendors are excellent. When our board took over from the developer the community was in rough shape. We were in an enormous amount of debt. There are thousands and thousands of dollars of repairs that must be made, and we are being led by a management company whose guidance and support has been disappointing in my opinion. The good news is that change is on the horizon! All the board members sat and listened to the sales presentation of our new management company that will take over in March of 2024. I also corresponded via email and had several phone conversations with about a dozen current HOA board Presidents and members from neighborhoods in Celina, and Frisco that also use our new management company. My goal was to get their honest feedback, and for them to give me the good, the bad, and ugly about the management company. The reviews were outstanding! I feel our new management company will be a huge difference going forward for our community and will be a great asset. I want to see us through this transition. My goal along with the other board members is to put the community in a situation where it basically runs smoothly and will be successful for future boards. The changes that we are making now, will make lasting improvements to the community. Here are some items that I would like to see addressed over my term:

1. Help assist the new management company with their transition from Essex. Our new company is going to make the process as smooth as possible, but I anticipate there to be some hiccups along the way. Our board will help with this transition as well.
2. Work with the new management company regarding various language and rules in the CCR's for the community. Updates need to be made to that.
3. Work with our landscape company to make repairs to our irrigation systems in the spring. This is a huge task with over \$15K in repairs that must be made. We hope to get the major lines repaired first, and then make continuous repairs as needed. We also need to make plans for the destruction and damages of current lines from the Costco construction, and repairs.
4. Once the repairs are made to the irrigation systems and we have water, we can work with our landscape company to come up with a plan for our community entrances, and flower beds. I would love to see some Texas native plants, and perennials established for the future.
5. The construction of Costco will be an ongoing issue for the foreseeable future. Our board will need to work closely with the developer, and the City of Celina to make sure that the interests of the community are at least considered.
6. Once we know plans for our John Campbell entrance from the city, and the Costco is nearing completion, we need to get the neighbor sign replaced.
7. Find an affordable alternative and options to make repairs to our windmill and install.



8. Continuously work with our vendors, and work with the budget on an annual basis to make sure that the community funds are being used wisely, and that we are getting the best value of services from our vendors.
9. Start to set community funds aside in savings for future repairs needed according to the community reserve study that was done in 2023.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No