

2022 SRCA Board of Directors Candidate:

# Michele J Holzman

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**EDUCATION:**

BS in Speech Therapy and Education  
MS in Business Administration

**EXPERIENCE/QUALIFICATIONS:**

Retired as Executive Vice President of a Publicly Traded Company. I have been a Board Member of SR for the past 2 years and as such have chaired the SRCA Architectural Committee for the past 2 years. Prior to moving to SR I served on the Arrowhead HOA Architectural Committee for 2 years.

**INTEREST IN PARTICIPATION IN BOARD MEMBERSHIP:**

Keeping property values up.  
Ensuring that Scottsdale Ranch remains the most beautiful & well kept place to live.

2022 SRCA Board of Directors Candidate:

## Samaun (Sam) Nili

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**EDUCATION:**

PhD, Mechanical Engineering, University of Florida, Class of 2019

**EXPERIENCE/QUALIFICATIONS:**

I am a Research Engineer with an extensive background in academia and industry. I have several years of experience volunteering, serving, and organizing various scientific communities. Serving Scottsdale Ranch Community provides me with valuable insight into connecting my technical leadership capability to making the Scottsdale Ranch a great place to live. This can be achieved by working collaboratively with the other SRCA's board members and volunteers.

**INTEREST IN PARTICIPATION IN BOARD MEMBERSHIP:**

SCRA's unique leadership team and collaborative culture will enable me to apply my skills to contribute towards a better Scottsdale Ranch Community. I value community engagement and the knowledge of outside experts and specialists. My goal is to adopt a long-term vision to achieve consistency and uniformity while formulating a beautiful neighborhood. Achieving this goal requires effectively communicating with residents. I am passionate about exploring more efficient utilization of resources, using our website to its potential, reviewing our bylaws to ensure clarity, and striving to assure the best possible quality of life here at Scottsdale Ranch.

**OTHER CONSIDERATIONS:**

I have recently moved to Scottsdale Ranch. As a new resident of the community, I am motivated to help the Scottsdale Ranch residents, listen to their concerns, and take the initiative to resolve the issues they bring to light.

2022 SRCA Board of Directors Candidate:

# Marcus J. Meyer

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**EDUCATION:**

B.S. degree – University of Wisconsin

D.O. (Doctor of Optometry) – Illinois College of Optometry

**EXPERIENCE/QUALIFICATIONS:**

- 40 years Business experience as founder & CEO of optometry chain
- experienced in construction, landscaping & project management
- good understanding of finance, negotiations & Business Management

**INTEREST IN PARTICIPATION IN BOARD MEMBERSHIP:**

My focus will be to maintain the overall character and value of Scottsdale Ranch properties.

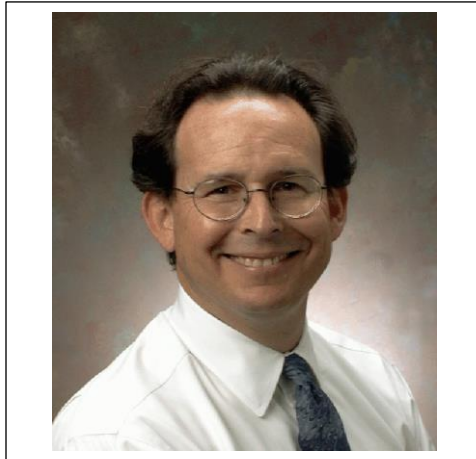
**OTHER CONSIDERATIONS:**

Have a good understanding of need & value of good communication skills as the CEO responsible for 200+ employees.

2022 SRCA Board of Directors Candidate:

# Matt Metz

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**EDUCATION:**

BS (ASU) Theoretical Math  
MBA (ASU)

**EXPERIENCE/QUALIFICATIONS:**

I have nearly 20 years of experience on homeowner association boards. Here at Scottsdale Ranch Community Association, I've now proudly served eight years on the board, six of them as your president. Prior to that, at Scottsdale Country Club East Nine (a golf course community with a 24 hour manned gate and tennis courts), I served 11 years, ten of those as president.

As board member, treasurer, and webmaster of Scottsdale Council of Homeowners Associations (SCOHA), I help this non-profit body provide needed training and knowledge to HOA board members in Scottsdale and the East Valley.

I am the author and presenter of two educational training programs for HOAs: "Writing Landscaping Contracts that make Expenses Predictable" and "HOA Funding – a primer for understanding HOA finances." I have presented both of these to the members of SCOHA, to the West Valley Home Owners Association (the

west side equivalent to SCOHA), and also to SRCA's own Community Leadership Committee.

I am an advocate for continuing education for all HOA volunteers, and initiated a change that requires all SRCA board members to receive education and training every year in order to serve on the board.

I have built a constructive and productive working relationship with Scottsdale Ranch's Executive Director, staff, and legal counsel. I've served on SRCA's Lake Committee and also on the Architectural Committee, where I have collaborated with others to clarify many of our architectural rules and guidelines.

In 2021, I was elected to and now actively serve on the Homeowner Leadership Council of the Community Association Institute – an international membership organization dedicated to building better communities. I have received CAI's Board Leader Certificate for completing a comprehensive course on HOA board leadership skills.

Before retiring, I spent 25 years consulting in – and to – companies varying in size from Fortune 100 corporations to smaller, privately-held companies, helping them improve operations, planning, and administrative processes.

**INTEREST IN PARTICIPATION IN BOARD MEMBERSHIP:**

Like other HOAs, Scottsdale Ranch has a board made up of volunteer laypersons. While well-intentioned, volunteers who serve on HOA boards often don't have the understanding of their responsibilities or general background knowledge about finances, compliance with Arizona's Open Meeting Laws, fiduciary responsibilities, and the appropriate relationship between the Board and staff. That's why, as stated above, I have worked hard to establish training and education requirements for all board members, and will continue to do so.

My goals when serving as your board member will be to

- Continue the excellent fiscal health of our Association, including our stellar record of never having a special assessment and keeping annual dues reasonable and affordable, and
- Keep SRCA current so that it remains the best place in the Valley to live.

**OTHER CONSIDERATIONS:**

I give you my solemn pledge that I will work for the betterment of members, and that I will never present a problem or issue to my HOA or any organization unless (a) I have a solution to address the issue, and (b) I am willing to be a part of the effort to implement that solution.

Besides serving the HOA community, I enjoy other activities, such as teaching computer technology, consulting to a local aerospace company, serving as a volunteer Navigator at Sky Harbor Airport, serving on the City of Scottsdale's Board of Adjustment, being a layperson member of Arizona's Judicial Performance Review teams, designing and managing websites, and travel.

2022 SRCA Board of Directors Candidate:

# Stephen J. Phillips

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**EDUCATION:**

BA Haverford College, Haverford, PA. Economics & Political Science

MBA Northwestern Univ, Evanston, IL. Marketing, Finance & Management Policy

**EXPERIENCE/QUALIFICATIONS:**

I have worked in large and small businesses for 35+ years, as well as served on several Boards of Directors. My primary vocation is as a self-employed Web developer, advising & implementing best practices for my nationwide clientele. I am also a real estate developer of residential communities in my home state of NC, where I reside in a 750 owner HOA. I serve as HOA president for the communities I have developed, from inception through turnover to the owner residents.

**INTEREST IN PARTICIPATION IN BOARD MEMBERSHIP:**

I have been a seasonal resident for 10 years in Scottsdale, the last 6 years in Scottsdale Ranch. I love this community, its lake, amenities & residents. Previously, there were not any Directors who live here part-time, and seasonal residents have slightly different concerns than year-round residents. We need periodic and targeted communication while away from Scottsdale, not just via mail, but also via an active e-newsletter. Especially as the surrounding areas grow, we must work to ensure Scottsdale Ranch remains a most desirable place to live, visit & own property, while increasing long-term ownership value & enjoyment.



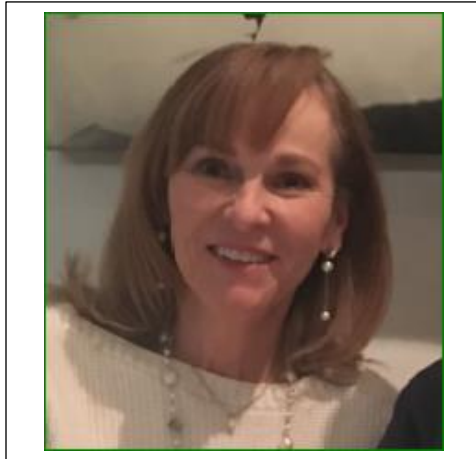
**OTHER CONSIDERATIONS:**

I have a strong understanding of financial budgeting and leverage points for real estate and HOA's. I can work well as part of a team of directors, as I listen to others' points of view and strive to find solutions that meet the needs of all parties. I have resided in many housing configurations including apartments, townhomes, gated communities and Single Family homes, so I understand the impact an HOA can have on all types of accommodations & residents.

2022 SRCA Board of Directors Candidate:

## **Nina O. Munson**

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### **EDUCATION:**

M.S. Univ of Denver, Counseling Psychology  
B.S. SUNY Brockport, Psychology and Math  
Mediator Certification, State of CO

### **EXPERIENCE/QUALIFICATIONS:**

My professional career included counseling and numerous managerial positions including as Director, Vice President and culminating as Chief of Staff for University of Phoenix President. Responsibilities spanned personnel management, budgeting and financial mgt, strategic planning, public relations, internal affairs, gov't and legal relations. Civic involvement included(s) numerous non-profit boards including President of Florence Crittenton Board, AZ Girls Leadership Academy school board, American Council on Education.

### **INTEREST IN PARTICIPATION IN BOARD MEMBERSHIP:**

Maintaining SR as a premier community requires staying current with architectural guidelines; maintaining landscape, lake, clubhouse, admin. facility; budget/fiscal strength; open communications with our membership/residents; relevant social activities for all age groups. As a board member, I would endeavor to represent our resident members to the Ranch Administration on these issues.

**OTHER CONSIDERATIONS:**

I am a current Board member, serving as the Board Secretary. I also currently chair our SR Social and Communications Committees. My husband, Brian, and I have lived on the Ranch for 30 years, raising our 2 sons here, and we plan this to be our home for the foreseeable future!