

17069813-362-4-5



Homeowners Association of Twin Mill Farms, Inc.

Board Member Candidacy Form 2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

SANDRA ANDERSON

Homeowner Name:

[REDACTED]
Daytime Phone Number:

Same

Evening Phone Number:

[REDACTED]
Address: FORT WORTH, TX
76179

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

I have been a homeowner in Twin Mill Farms since June 2019. My husband (Miguel Guerra), and I have been married for 28 years and have a beautiful blended family (3 adult children and 2 grandchildren). My hobbies/interests include Prayer Quilt Ministry and Grief Share facilitator at Eagles View Church, Academy 4 member. (see next page)

Please write past experiences / work that qualifies you for a position on the Board of Directors:

Please See Attached Page 2

Do you have any commitments that will restrict you from serving on the Board of Directors? (Travel, Employment, other Meetings): No

By submitting this form and signing below, I acknowledge that if elected I accept those responsibilities as described in the Governing Documents of the Association. I am also aware that the information provided on this questionnaire will be published in the 2025 Annual Meeting packet.

Signed: Sandra Anderson

Date: 3-24-2025

Please mail or email the form to the address listed below by March 24, 2025.

Legacy Southwest Property Management, LLC
8668 John Hickman Pkwy., Ste. 801, Frisco, TX 75034
Phone: 214.705.1615 Email: Ryan.s@legacysouthwestpm.com
Website: twinmillfarmshoa.com

Homeowners Association of Twin Mill Farms, Inc.
Board Member Candidacy Form (Sandra Anderson)
2025 Annual Meeting

“Let’s Leave a Legacy for our Children, Children” – Sandra Anderson

Please tell us about yourself: (spouse, kids, hobbies/interest) – Cont’d from Page 1

I have been a homeowner in Twin Mill Farms since June 2019. My husband, Miguel Guerra, and I have been married for 20 years and have a beautiful, blended family (3 adult children and 2 grandchildren). My hobbies/interests include Prayer Quilt Ministry and Grief Share facilitation at Eagles View Church, Academy 4 mentor, elementary school tutoring in reading and math, free eye screening volunteer for Fort Worth elementary schools, etc.

Please write past experiences and work that qualifies you for a position on the Board of Directors:

I am a passionate, proven, cross-functional collaborative leader who listens and puts customers first. For this board position, I will put the homeowners and their families’ voices first in board meetings, to create wins for the people and the community we live in. With my 25+ years of Managing Principal / President, Director-level and managerial professional experience, coupled with several years of community service volunteer work and law school training and education, I am positioned to make immediate contributions to Twin Mill Farms’ successes.

I exemplify and live the “Golden Rule.” Unafraid/Undaunted by obstacles or challenges. Integrity matters and is the foundation of my professional and academia success. In 2006, I earned a Master of Jurisprudence degree in Health Law, from Loyola University, School of Law and have been Regulatory Affairs Certified (RAC), since 1996.

Thank you for considering me for one (1) of the seven (7) HOA Twin Mills Farms board positions. Should you have any questions (prior to the April 1, 2025, Annual Meeting), please feel free to contact me via telephone at the number provided below or via email at:

[REDACTED]

Respectfully submitted,
Sandra Anderson, M.J., RAC

[REDACTED]

P.S.: For additional information regarding my professional experience, awards, certifications, college education, etc., please feel free to visit my LinkedIn account at:

[REDACTED]

Homeowners Association of Twin Mill Farms, Inc.

Board Member Candidacy Form 2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

Ruben Ayala

Homeowner Name:



Daytime Phone Number:

Property Address:

Evening Phone Number:

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

Hello everyone. I'm a retired Navy Veteran and I also work at Boswell High School. I have my wife here and we have grown kids that live elsewhere. We stay busy with work, our dogs, our fresh and saltwater fish, and supporting local events.

Please write past experiences / work that qualifies you for a position on the Board of Directors:

I'm currently the VP for the board and I initially started off as a member at large. This being a voluntary position I push for ethics and transparency. We have a great team now and not a single board member, directly or indirectly, receives money from the HOA. Financial records went from non-existent to readily available online. Our reserve funds went from zero to savings in the 100k's in the 2.5 years I've been on the board. Aside from cleaning up the finances we have redone the open fields, repaired the pool, installed new plaster on the pool, performed movie nights, held community events to include the Christmas favorite. Christmas lights along the common grounds by the pool. How about that light at the intersection of Winding Hollow and Old Decatur. Green energy lighting for the community. The current team has made significant changes that improve visibility and proper document controls while adhering to community standards.

Do you have any commitments that will restrict you from serving on the Board of Directors? (Travel, Employment, other Meetings):

I do not have any restrictions that would interfere with serving.

By submitting this form and signing below, I acknowledge that if elected I accept those responsibilities as described in the Governing Documents of the Association. I am also aware that the information provided on this questionnaire will be published in the 2025 Annual Meeting packet.

Signed: _____

Date: 22 March 2025

A rectangular box containing a handwritten signature in black ink. The signature appears to be "Ryan S." written in a cursive style.

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Homeowners Association of Twin Mill Farms, Inc.

Board Member Candidacy Form 2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

Kristie Baccus

Homeowner Name:

Daytime Phone Number:

Property Address:

Evening Phone Number:

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

I'm not married or have kids, but my mother lives w/me due to health reasons.
I enjoy traveling, hiking, being outdoors & the occasional gardening.

Please write past experiences / work that qualifies you for a position on the Board of Directors:

I have been a Planner for American Air lines for the last 14 years. I was in Crew
Scheduling for 10 yrs prior to that. I've been w/ AA for 32 yrs now.

Do you have any commitments that will restrict you from serving on the Board of
Directors? (Travel, Employment, other Meetings):

None.

By submitting this form and signing below, I acknowledge that if elected I accept those
responsibilities as described in the Governing Documents of the Association. I am also aware
that the information provided on this questionnaire will be published in the 2025 Annual
Meeting packet.

Signed: Kristie Baccus

Date: 3/11/2025

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Homeowners Association of Twin Mill Farms, Inc.

Board Member Candidacy Form 2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

Chris Carter

Homeowner Name:

Daytime Phone Number:

Property Address:

SAME AS ABOVE
Evening Phone Number:

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

Hobbies - Sewing, Dory, Cars, Movies, Camping, & Fishing

Spouse - 5 kids in blended family

Please write past experiences / work that qualifies you for a position on the Board of Directors:

Area Service Manager for Large OEM HVAC Manufacturer
Managed Team of 54 & \$12 million Dollar Business
with 54%^{YOR} Growth during 5 year period

Do you have any commitments that will restrict you from serving on the Board of Directors? (Travel, Employment, other Meetings):

Travel Party Souper - Employment M-F 8-5

By submitting this form and signing below, I acknowledge that if elected I accept those responsibilities as described in the Governing Documents of the Association. I am also aware that the information provided on this questionnaire will be published in the 2025 Annual Meeting packet.

Signed:

Chris Carter

Date:

3-21-2025

Please mail or email the form to the address listed below by March 24, 2025.

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*Homeowners Association of
Twin Mill Farms, Inc.*
Board Member Candidacy Form
2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

Melanie Ellis

Homeowner Name:

Daytime Phone Number

Property Address:

Evening Phone Number

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

Please see attached Word document.

Please write past experiences / work that qualifies you for a position on the Board of Directors:

Please see attached Word document

Do you have any commitments that will restrict you from serving on the Board of Directors? (Travel, Employment, other Meetings):

I travel for work but am able to attend and support TME HOA Board meetings and events.

By submitting this form and signing below, I acknowledge that if elected I accept those responsibilities as described in the Governing Documents of the Association. I am also aware that the information provided on this questionnaire will be published in the 2025 Annual Meeting packet.

Signed: Melanie Ellis

Date: 23 MAR 2025

Please mail or email the form to the address listed below by March 24, 2025.

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8668 John Hickman Pkwy., Ste. 801, Frisco, TX 75034
Phone: 214.705.1615 Email: Ryan.s@legacysouthwestpm.com
Website: twinmillfarmshoa.com

Melanie Ellis, Twin Mill Farms, HOA Secretary

I currently serve as the Twin Mill Farms, HOA Secretary, and reside at 5216 Molasses Drive. I am running for my 2nd term on the TMF HOA Board. I have served as secretary for the last three years and volunteered at numerous community events prior to the board formally standing up.

My husband, James and I have lived in Twin Mill Farms since 2014 and have really enjoyed the friends and camaraderie we have made while watching Twin Mill Farms grow. I enjoy traveling, trying new restaurants, and hanging out with my dogs.

I see the Board as a tool to leverage community growth and development and encourage partnership with peers. My education, skill set, and work experience in government programs and project management, strategic planning and communication, conflict resolution, and facilitation help me bring a balanced and objective perspective and voice to the board.

I am proud of the growth and stability that we have accomplished over the last few years while having several great community events. Some of those accomplishments include growth of the TMF Reserve Fund, reduction in delinquent dues payments, and improved common areas. I've especially enjoyed the challenge of establishing a new partnership with the City of Fort Worth to have the needs of TMF residents addressed (i.e. traffic studies, stormwater drainage). Some of my fondest memories have been several well-attended community events like the Dive in Movie nights, Holiday parties, the Craft Fair, and Football Watch parties.

If elected, my focus for my second term would be to continue to refine some of our processes, and to grow our volunteer-based events. We have such a creative community that have expressed an interest in hosting events, it would be rewarding to explore how to implement those activities.

It has been a pleasure to serve on the TMF HOA Board and with your support, I look forward to another successful term and working with a talented and motivated group of volunteers.

Homeowners Association of Twin Mill Farms, Inc.

Board Member Candidacy Form

2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

Sebastian K Gehrig

Homeowner Name:

Daytime Phone Number:

Property Address:

Evening Phone Number:

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

I'm passionate about serving others and finding ways to improve the community around me. I've always had a strong interest in finance and economic policy — I enjoy learning about how things work behind the scenes and applying that knowledge in practical ways. Outside of that, I love spending time outdoors, meeting new people, and staying active in projects that bring neighbors together.

Please write past experiences / work that qualifies you for a position on the Board of Directors:

Former candidate for Texas's 12th Congressional District with a strong passion for serving the community. I am a U.S. Air Force veteran and small business owner with over 10 years of experience as CEO of a family-owned company. I hold a bachelor's degree in Finance and have a background in financial and risk management.

Do you have any commitments that will restrict you from serving on the Board of Directors? (Travel, Employment, other Meetings): **None**

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Signed: Sebastian K Gehrig

Date: 03/23/2025

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Homeowners Association of Twin Mill Farms, Inc.

Board Member Candidacy Form 2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

Amanda Gipson
Homeowner Name:

[Redacted]
Daytime Phone Number:

[Redacted]
Property Address:

[Redacted]
Evening Phone Number:

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

I have been married to Jonny for almost 18 years and we have two boys - Cole (15) and Ollie (10). This is our second home in Twin Mills because we loved it so much! I love plants, dogs, and spending time with family!

Please write past experiences / work that qualifies you for a position on the Board of Directors:

I served on the Lake Pointe Elementary PTA board for several years as Vice President and Secretary. I have over 20 years of management experience, including managing multimillion dollar businesses.

Do you have any commitments that will restrict you from serving on the Board of Directors? (Travel, Employment, other Meetings):

No

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Signed: A. Gipson

Date: 3.14.25

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17069813-3834-6



Homeowners Association of Twin Mill Farms, Inc.

Board Member Candidacy Form 2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

Susanne Grecian

Homeowner Name:

[Redacted]

Daytime Phone Number:

[Redacted]

Property Address:

[Redacted]

Evening Phone Number:

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

I am a home owner, small business owner, FTE @ a PBM, love landscaping, BBQing and helping neighbors w/ their lawn care

Please write past experiences / work that qualifies you for a position on the Board of Directors:

I am a current board member and have sat this seat since 2023. I have been a voice for this BOD and have become involved in our community.

Do you have any commitments that will restrict you from serving on the Board of Directors? (Travel, Employment, other Meetings):

NO commitments as of today.

By submitting this form and signing below, I acknowledge that if elected I accept those responsibilities as described in the Governing Documents of the Association. I am also aware that the information provided on this questionnaire will be published in the 2025 Annual Meeting packet.

Signed: Susanne Grecian

Date: 23 Mar-2025

Please mail or email the form to the address listed below by March 24, 2025.

1706802 064 FCMP-3

Legacy Southwest Property Management, LLC
8668 John Hickman Pkwy., Ste. 801, Frisco, TX 75034
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**Homeowners Association of
Twin Mill Farms, Inc.**
Board Member Candidacy Form
2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

Lana Stephens

Homeowner Name:

[REDACTED]
Daytime Phone Number:

[REDACTED]
Property Address:

[REDACTED]
Evening Phone Number:

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

I have lived in TMF since 2012 with my husband Merle, 4 grown children and 2 dogs. I have been a

pediatric nurse for 30 years most of time spent in Oncology at Cook Childrens. I volunteered as a room
mom at Lake Pointe Elementary School for several years and was even a Camp Nurse at Camp El Tesoro
I am passionate about helping my community

Please write past experiences / work that qualifies you for a position on the Board of Directors:

I have taken classes on community engagement offered by the city of Fort Worth for 3 years. Learning different
ways to engage neighbors and provide help when needed. I am very familiar with the Deeds of TMF and governing
documents. I have engaged in communication with Fort Worth PD and Code compliance on many occasions. I
believe community involvement builds a strong relation equaling in safety for our neighborhood. I have arranged
several neighborhood events right here in TMF and would love to have many more.

Do you have any commitments that will restrict you from serving on the Board of
Directors? (Travel, Employment, other Meetings):
none

By submitting this form and signing below, I acknowledge that if elected I accept those responsibilities as described in the Governing Documents of the Association. I am also aware that the information provided on this questionnaire will be published in the 2025 Annual Meeting packet.

Signed:

Lana Stephens

Date: 3/22/25

Please mail or email the form to the address listed below by March 24, 2025.

Legacy Southwest Property Management, I.LC
8668 John Hickman Pkwy., Ste. 801, Frisco, TX 75034
Phone: 214.705.1615 Email: Ryan.s@legacysouthwestpm.com
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Homeowners Association of Twin Mill Farms, Inc.

Board Member Candidacy Form 2025 ANNUAL MEETING

Please fill out this profile form if you are interested in running for the Board of Directors

MATTHEW Willers
Homeowner Name:

[Redacted]
Daytime Phone Number:

[Redacted]
Property Address:

Evening Phone Number:

Please tell us about yourself: (spouse, kids, hobbies / interest, etc.)

I son, wife, 2 dogs. We like taking walks, fishing, and spending time with friends, and family

Please write past experiences / work that qualifies you for a position on the Board of Directors:

While on the Board for the last few years. We have gotten a social layer at Adventure, had community events, suggested money for the community, worked with city for twin mill park, project management

Do you have any commitments that will restrict you from serving on the Board of Directors? (Travel, Employment, other Meetings):

NONE

By submitting this form and signing below, I acknowledge that if elected I accept those responsibilities as described in the Governing Documents of the Association. I am also aware that the information provided on this questionnaire will be published in the 2025 Annual Meeting packet.

Signed: [Signature]

Date: 3-18-25

Please mail or email the form to the address listed below by March 24, 2025.

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