

CIRCLE C HOMEOWNERS ASSOCIATION NOMINATING COMMITTEE QUESTIONNAIRE

Candidate Name: David Lachance

Date: 1/10/2025

BIOGRAPHY: Please write a brief biography of yourself below. This biography should include your professional experience and education and other pertinent information which will help to introduce you as a candidate. You need not expound on why you wish to be a director or what you hope to accomplish if elected, as such information should be included in your response to the questions set forth below. Your biography should not exceed the space below. If you do not answer some or all of the questions, the published biography will state “no answer”.

I have a Master’s in Public Administration from Texas A&M University. For the first 14 years of my career, I worked in Semiconductor in Supply Chain Planning/Purchasing, IT, Training, and Project Management.

Most recently, I have been a project manager with the state for the statewide Enterprise Resource Planning (ERP) implementation, business process improvement, numerous infrastructure projects and large-scale tax application build and upgrades. I work with and get consensus from business security, and IT to schedule, budget, and execute multimillion dollar projects, on time, on budget and to spec. I have lived in Circle C now for nearly 7 years, but have lived in Austin since the early 90’s. I would like to continue to serve my neighborhood, neighbors, and Circle C with the experiences that have gotten me where I am in my career as well as my experience on the HOA for the last 3 years.

1. How long have you lived in Circle C Ranch? If not a resident, how long have you owned property in Circle C Ranch? 7 years in February 2025

2. What do you like best about Circle C Ranch? The sense of community with our neighbors and the pride that everyone has in our neighborhood.

3. Have you participated in CCHOA related activities in the past or been a member of other volunteer-driven organizations? If so, please describe such participation or membership. I have served on the board for the last 3 years.

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4. Do you have any special expertise or knowledge that could be useful to the CCHOA? Project Management, budgeting, negotiation, process improvement, and I used to be a stand-up comedian and teach, so I can get up in front of an audience. I was even tasked to develop and deliver a Project Management Tools for State Purchasing Professionals class for State employees.

More recently, working directly with Aquatics to extend pool hours and availability; specifically, the “School’s out, Pool’s open” policy that should finally take flight this summer 2025. Working with the board to push for Short Term Rental reform. Working with Management and Landscaping to drive process improvements for proposing new work items based on priority and lead times with an eye on the budgeting cycle. I have also worked on 2 of the last 3 budgeting cycles. We have worked with Landscaping to replace the timing/electrical systems for the irrigation systems over the next 4 years from the original system from 1988 which is held together by wishes and residential grade timers to a newer and optimized system that is projected to pay for itself after 9-10 years.

We also worked through the very controversial topic of Swim At Your Own Risk (SAYOR), enlisted the help of neighbors and formed a committee for research and options. I also interviewed Steiner Ranch here in Austin and Cinco Ranch in Katy, TX to find workable solutions. We dug into case law and consulted HOA lawyers and fellow neighbors who practice law to provide their guidance too.

5. How many hours do you have to devote to CCHOA related activities? 10-20 hours

6. Are you familiar with the basic documents governing the CCHOA? Such documents include, but are not limited to the following: Yes!

- a. CCHOA Bylaws
- b. Declaration of Covenants, Conditions and Restrictions
- c. CCHOA Articles of Incorporation
- d. CCHOA Settlement Documents and Licensing Agreement

7. Briefly describe your approach to problem-solving and how to build consensus among Association members. Define the problem, determine if we all agree on what the problem is, dig into the history of the problem, research and benchmark other solutions with similar entities, identify experts and stakeholders to get their input, present solutions for modification and buy in. And when possible, enlist our homeowners for their insights.

8. Do you have any specific goal(s) you hope to accomplish if elected to the CCHOA Board of Directors? Maintain the quality of life we have here in Circle C and hopefully leave the HOA a little better run.

9. Have you ever been convicted of a felony or a crime of moral turpitude? No

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10. Have you ever been a party or otherwise involved in any lawsuit and/or administrative proceeding in which it was alleged that you had committed any of the following acts or omissions?

- A. Fraud
- B. Intentional Misrepresentation or Misconduct
- C. Committing Deceptive Acts or Practices
- D. Breach of Fiduciary Duty
- E. Misuse or Misappropriation of Funds
- F. Professional Negligence

No

If so, please describe the allegations as well as if and/or how they were ultimately resolved.

11. Do you have any connection to the following?

- A. Active builders in Circle C
- B. Stratus Development
- C. City of Austin
- D. PEC
- E. Other governmental entity? Yes, I work for the Texas Office of the Comptroller

12. Have you or your employer ever bid for a Circle C contract, or do you intend to? No