

CIRCLE C HOMEOWNERS ASSOCIATION NOMINATING COMMITTEE QUESTIONNAIRE

Candidate Name: John Nabors

Address:

Date: Nov. 8, 2024

Email address:

Daytime Phone:

Evening Phone:

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”.

Born May 23, 1941 in Houston, Texas, and have also been a resident of Texas City, Brownsville, San Antonio, Dallas, Bellaire, and Winnsboro, Texas with my parents during and after the war. Graduated 6th in my high school class in Winnsboro, Texas in 1959 with honors such as Band Captain, Speech Club President and Fire Marshall. Graduated from University of Texas in January 1963 with BA degree in Mathematics. Employed during college days at DPS, State Board of Insurance and the University of Texas Business School as Lecturer. I received a NDEA Doctoral Fellowship at N.C. State University and a MS degree in Statistics in 1965. Employed 1965-1975 in Dallas by Lone Star Gas, Land Value Dynamics and Inwood Construction. During the the years before personal computers, I created computer programs that were applied to The Woodlands near Houston and were donated and used by the national institute for MAI appraisers. Moved to Anchorage, AK where I was employed in Anchorage by Rogers & Babler 1975-1977 as Project Manager to manage an 80 acre future project. With Partners I started Parkwood Co as President (1977-1987) and w developed 2 residential subdivisions, 3 townhome and 2 condominium communities. We built a 2-story bank building, 3-story office building, and 5-story bank tower. Parkwood developed a business master planned on 80 acres from the planning activities to the development including utility and street systems. The development included federal 1401 permits to relocate a stream and create a new connection to an isolated lake. I closed that business in 1987 and moved to San Diego. I was employed as Project Manager (1989-1991) for large scale residential developer, then made their VP of Planning (1991-1995) for that residential development company. I managed a consultant business (1995-2015) advising 7 of the 10 largest builders in the US that were building in San Diego. I was often embedded with staff employees to supplement or lead the often adversarial neighborhood meetings required by local zoning codes. I lead the creation of Community Facility Districts for several communities similar to a MUD in Texas. I represented the development community in their creation and then the recovery of funds by the developers held by the CFDs. Several clients gave me the responsibility of project presentations to Planning Commissions for my projects in San Diego, Encinitas and San Marcos, CA. As owner of a condominium in Poipu, Kauai, (2001-2021) I served on the owner's Rental Committee as President for 7 years representing over 150 owners. During that time I created a rental consultancy with the owners to rent theirs and other vacation condos on that resort. I still maintain a smaller version of that business from my home. I taught Advanced Business Statistics, Business Computer Science, and Computer Appraisals at UT Austin, UT Arlington, University of Dallas and University of Alaska Anchorage Graduate School of Business. I have a high

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

We moved to Circle C in March of 2022 when we purchased our home at this address.

2. What do you like best about Circle C Ranch?

Large scale amenities, a central commercial community for most of our needs, a strong and active HOA and easy access during non rush hours to families in central Austin.

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 been Organizer and President of 6 residential communities, condominiums, townhomes and SFD subdivisions. I moved back to Alaska in 2015 and became Vice President of our townhome community. I had developed the subdivision developer in 1986 and formed the first board as the

4. Do you have any special expertise or knowledge that could be useful to the CCHOA?

President of Parkwood Company, Anchorage, Alaska. Land Development, Master Plan development, residential and commercial construction experience. Formed and led 6 HOA's before turning over to new owners/volunteers. Also served on the Board of Trustees for Landscaping and Open Space

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

I am retired and can spend the time necessary and required for a board member.

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

a. CCHOA Bylaws I have read these bylaws

b. Declaration of Covenants, Conditions and Restrictions Have read; familiar with

c. CCHOA Articles of Incorporation I have read and familiar

d. CCHOA Settlement Documents and Licensing Agreement Have not found this

7. Briefly describe your approach to problem-solving and how to build consensus among Association members.

Understand the goal(s), collect those that are informed, collect a team of parties of interest, determine multiple concerns, evaluate and work with the team for solutions and recommendations. I also served as the developer member on the Affordable Housing Task Force to set a solution to

8. Do you have any specific goal(s) you hope to accomplish if elected to the CCHOA Board of Directors?

Learn the Circle-C history and culture, help where needed and where I am able, and to make acquaintances with like-minded homeowners.

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 no
- B. Intentional Misrepresentation or Misconduct no
- C. Committing Deceptive Acts or Practices no
- D. Breach of Fiduciary Duty no
- E. Misuse or Misappropriation of Funds no
- 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 none
- B. Stratus Development none
- C. City of Austin none
- D. PEC a customer since 1965 on
- E. Other governmental entity? No

12. Have you or your employer ever bid for a Circle C contract or do you intend to?

No