

CIRCLE C HOMEOWNERS ASSOCIATION NOMINATING COMMITTEE QUESTIONNAIRE

Candidate Name: Paul Oveis

Date: 1/6/2026

Email address:

Daytime Phone:

Evening Phone:

BIOGRAPHY: I would be honored to be considered for another term on the Circle C Homeowner's Association Board of Directors. My first term was full of many challenges, great feedback and now an almost entirely new group of directors. We've made a ton of progress and still have quite a bit of work to do. I look forward to contributing more. I'm a native Austinite and have worn many hats in this community including as a business owner, community organizer and on several non-profit boards. I'm the founder and partner of a South Austin café/garden called Cosmic Coffee, I previously owned and operated an award-winning music venue (Momo's Club). I've served on two City of Austin Commissions (Downtown Commission and the Music Commission). I served as the Mayor's appointee and Chair of the Live Music Commission. I'm a graduate of the University of Texas and SMU Law School. I worked as a litigator in Austin before changing my career to hospitality. I am currently growing the Cosmic Coffee brand to multiple locations in Austin. I also serve on the Board of the SIMS organization, a non-profit committed to the mental health of the Austin music community. I also previously served on the Board of several non-profits in the Sustainability/Permaculture realm.

I spend quite a bit of my time outside of my business contributing to Environmental Causes particularly in the realm of Sustainability. I've been certified as a Permaculture Landscape Designer and have been accredited with the highest recognition by the City of Austin for our Environmental efforts with Cosmic Coffee (Platinum designation for Green efforts in 2019). I did serve as the head of my prior HOA's landscaping committee (Buda – Garlic Creek HOA).

My wife is also a native Austinite and a touring musician (Suzanna Choffel). Both of us recently moved to the Vintage Place subdivision of Circle C with our two daughters, Lulu (age 7) and Izzy (age 3). We all genuinely love the neighborhood and natural beauty of Circle C and it would be an honor to contribute my time and energy to the HOA.

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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 purchased and moved into Circle C Ranch, at 9425 Hopeland Dr., in July of 2022.

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

That's a toss up between (A) the strong sense of community and (B) the natural beauty

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 not participated in any CCHOA events yet as we just recently moved into Circle C. However, as stated above I have participated in multiple community, civic and non-profit entities.

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

I am familiar generally with HOA Board membership, related decorum and have some special expertise in conflict resolution as a former attorney and extensive knowledge of landscaping best practices particularly as it pertains to sustainability, habitat preservation, and native/adapted species.

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

As many as needed. I have a flexible schedule and am committing to making as much time as the HOA reasonably requires. I can certainly commit to the minimum time suggestions as outlined in the newsletter and then some.

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

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

Yes.

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

This is very challenging skill. I learned quite a bit serving on 2 City Commissions and a Mayor's Task Force. Patience, listening and clear communication skills have proved paramount to effectively problem-solving

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particularly when emotions can run high. I've found objectivity and due-diligence in understanding the problems and not over-reacting or jumping into rash decisions to be essential. Building consensus, and trust, in my opinion is earned over time by being consistent, honest and transparent.

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

No specific goals, only to contribute to the best of my ability and preserve the integrity of Circle C as one of Austin's finest neighborhoods.

9. Have you ever been convicted of a felony or a crime of moral turpitude?

No.

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 or Funds
- F. Professional Negligence

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

No.

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?

No, other than my prior service on City Commissions as outlined above.

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

No