

**CIRCLE C HOMEOWNERS ASSOCIATION**  
**NOMINATING COMMITTEE QUESTIONNAIRE**

**Russ Hodes**

Candidate Name

**January 8, 2009**

Date

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

**9 years**

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

**I moved here because I liked the Master Plan design, the bike trails, the very attractive native landscaping, and the excellent location. The HOA was a major factor in my decision. I watched Circle C Ranch come together from the first homes more than 25 years ago, I liked the fact it had an elementary school and CDC, which added value even before it was annexed by the city. I love the sidewalks, open spaces, Metro Park, Veloway, Wildflower Center, and Golf course.**

3. Is there anything you would like to change about Circle C? If yes, what would you like to change and why?

**I would like to change many things in Circle C Ranch, but I think the HOA is one of the best I've ever seen. I would like to see more road repairs, dog parks, and more Hike & Bike trails to connect everything in the neighborhood and local parks. I'd like to see a second fully accredited Child Development Center (CDC), because we were very fortunate to have the low cost CDC here already. No other neighborhood in Texas as anything like our non-profit CDC.**

4. 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 am an active member of the CCHOA board of directors, the Swim Center, and HOA committees. I am also a volunteer in the city's WOPL program (Slaughter Creek Prop 2 land) and the current OHAN representative for CCHOA ( I also served one term on the OHAN board of directors).**

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

**I am an experienced director, having served on three other non-profit boards, I'm a certified Technical Project Manager, a computer programmer, and I have several years of banking experience, which I think is pertinent to my HOA work.**

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

**I can work as much as needed, particularly after hours. Currently, I work about 5 hours a week, on average on CCHOA activities.**

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

**Yes, I've read all of them several time, I refer to them frequently, and I know where to find them.**

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

8. Briefly describe your approach to problem-solving and how to build consensus among the Association.

**I always remind myself that the purpose of the HOA is to protect our property values. Problems that I work on are generally larger issues (policy, budget, staffing, etc.) that require the board of directors' experience and leadership. As the Treasurer, the By-laws (Article VIII, section 8, (d)) requires me to safeguard our HOA funds and to report on how they are collected and spent.**

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

**My primary goal is to oversee our HOA funds and projects, particularly the efforts to build a second Swim Center. I will continue work hard to improve the organization's transparency, communications, and accountability. I hope to add more amenities in my term, support the board and management staff, while keeping Circle C Ranch one of the most desirable neighborhoods to live in.**

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

**No.**

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

**No, to all.**

- 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

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

12. Do you have any connection to the following?

- A. Active builders in Circle C **No.**
- B. Stratus Development **No.**
- C. City of Austin – **Yes. I'm an active volunteer.**
- D. PEC **No.**
- E. Other governmental entity? **No.**

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

**No.**

14. Have you ever been notified by CCHOA of a deed restriction violation?

**No.**

15. Have you ever been removed from a volunteer position (i.e. officer, director or committee) for any reason? Have you ever resigned from any such position? Why?

**No.**

## **Biography**

**I am an experienced director, who is currently serving his first 3-year term on the CCHOA board and third year as the Treasurer. I have always been active in the Circle C neighborhood and SW Austin community. Previously, I lived in north Austin neighborhoods, including Crestview, where I created and ran the Crestview Neighborhood Association in 1981. I bought my first home in 1986. Since then, I have owned 3 other homes, including two in Atlanta.**

**I hold a bachelor of science degree in biology, I worked 8 years in the medical field, I served 6 years as a military officer, 2 years in banking software, and more than 30 years in the High Tech industry. I have been a Boy Scout, Red Cross Volunteer, and a volunteer in several church and civic organizations, including Austin Community TV (ACAC) and the Water Quality Lands (WQPL). I have also served on several trial juries and the Travis County Grand Jury.**

**I have worked with most of the CCHOA committees (Amenities, Communications, Safety, and the West Pool committee), as an elections officer, met with AISD officials, hosted Austin council debates, and I continue to serve as the board's OHAN representative. I work with leaders from the city and other neighborhoods for common goals that included contesting the Walmart Superstore in 2003, opposing Tolling on Mopac and Hwy 290, and for vigorously supporting Stratus Properties in their changes to bring us Escarpment Village and H-E-B, instead of luxury apartments that were originally planned for those locations. I attended and participated in many other HOA activities, including the Annual Meetings, Town Hall Meetings, Holiday Parties, the annual 4<sup>th</sup> of July parades, Volunteer Appreciation night, past HOA elections, and many Oak Hill and OHAN public events.**