

Application for Gainey Ranch Community Association Board of Directors

First & Last Name: **Eugene Kaulius**

Gainey Ranch property owner who lives in **The Pavilions**

Lived / owned on Gainey Ranch for **12 Years – Part time resident, October – April. Attends board meetings as required at his own expense.**

Candidate has read and is familiar with the GRCA governing documents and thoroughly understands the working relationship between the Board and the Administration.

Background / Biography

2006 to present – GRCA Board Member

2005 – present – GRCA Architectural Committee Member, Chairman of the committee for the last two years.

2003 – present – President of the Pavilions Board of Directors

1998 – present - Investor in real estate projects, mainly with large public company home builders or private real estate developers.

1983 – 1998: President of a public company, a merchant bank focused on real estate. Provided multi-millions dollar loans for a variety of developers of substantial apartments, condo projects and master-planned communities. The process would include, as required, overseeing the planning and development of projects including dealing with concepts, architects, city officials, developers, builders and eventual owners. Additionally, company also owned over 30 hotels through the Southern belt, from Orlando to San Diego.

Formed state corporations and was a board member of numerous home owner associations. In numerous cases, oversaw management of home owner and condo associations.

Past board member of various public companies and private companies.

PLATFORM

1. As a current member of the Gainey Ranch Community Association, I would like to continue to serve and work with homeowners, Board and staff to enhance our property values and to get maximum value for our dues. My aim in the dues area is to support all efforts to control operating costs for the most effective results.
2. In a cooperative effort, make the forward-looking, necessary changes that will keep Gainey Ranch in the forefront of being a very desirable community to live in, in the Valley. This includes supporting our Board efforts to continue updating our architectural and landscape features.
3. With other Board members, I believe it is incumbent for us to create an environment that promotes interaction with the owners, welcomes new ideas and fosters a spirit of cooperation within the community. I commit myself to these aims.
4. My primary responsibility, on behalf of the homeowners, is to make the kind of decisions that will assist the increase of our property values.

5. I will make whatever time is required to fulfill these duties. Those times that I may not be in residence, will attend board meetings as may be required, at my own expense.