

**BOARD OF DIRECTORS
CANDIDATE NOMINATION FORM**

An election for the Board of Directors of Headwaters Ranch will be held in the near future. If you would like to be considered for a vacancy on the Board of Directors, please fill out this application and mail it to address listed below or e-mail it to pinetreeprescotthoa@gmail.com.

PLEASE NOTE THAT THIS INFORMATION WILL BE SHARED WITH THE MEMBERSHIP IN ORDER FOR THEM TO MAKE AN INFORMED DECISION CONCERNING WHOM THEY WISH TO ELECT TO THE BOARD OF DIRECTORS. AS SUCH, PLEASE PRINT YOUR RESPONSES CLEARLY AND LEGIBLY.

NAME: Nancy Hans Address/Parcel #: 30041001V

- (1) Brief Biography: Current board member with a history of and a desire to continue improving the Headwaters Community
- (2) Board of Directors Experience: Currently a Headwaters board member
- (3) Business- or Job-Related Activity / Experience: Extensive background in management. Ability to coordinate and supervise multiple agencies.
- (4) Additionally, I believe I can serve the community because: I am knowledgeable in all areas of the Headwaters HOA including accounting, roads membership etc.
- (5) I have been an Owner since 2006

Signature _____

Date _____

Please Return this Application to:
Pinetree Management
PO Box 11924
Prescott, AZ 86304
Or
pinetreeprescotthoa@gmail.com

Nancy Hans present Board Member appointed May 2022 is seeking election.
Headwaters Ranch Property Owner since 2006.

Parcel # 306-41-001V

Team player with the following areas:

Met with Prescott Cartographer and obtained Headwaters Ranch Parcel map and Topographic map; had copies made for all Board Members.

Reviewed 87 Invoices for Headwaters Ranch Property Owners 2023 Dues and coordinated mailing with Office Manager.

Met with Iron Welders and drafted sketches for Headwaters Ranch Entrance Archway with gabion bases on Sweet Valley Road.

Improved the corner of the kiosk with native rock groupings and raked the area for level access.

Attended all Board Meetings and contributed.

Updated information on Property Owners Dues.

Mailed Second notices to Property Owners.

Experience

Managed 9 Rentals for Prescott Historical Agency (Sharlot Hall Museum) as an AZ State

Employee and Supervised 3 Departments,

Admissions, Membership, Museum Store.

Current AZ Real Estate License

Human Resources Certification

Masters Degree in Administration

Community Work

Earth Day Coordinator Open Space Alliance

Western Heritage Center Volunteer

Prescott Trading Post and Bead Museum Marketing and Events Director

Goals

Improved access to all Parcels in Headwaters Ranch with roads and signs.

Communication with Property Owners for acknowledging the work needed and reporting progress.

Availability for Committee Development to

Accomplish Goals.

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NAME: WILLIAM TANNER GRAY Address/Parcel #: 17

(1) Brief Biography: MARRIED WITH 2 SONS. I HAVE WORKED 30 YEARS IN THE CONSTRUCTION FIELD. 40 ACRE PARCEL OWNER AT HEADWATERS RANCH

(2) Board of Directors Experience: NONE

(3) Business- or Job-Related Activity / Experience: OPERATION MANAGEMENT COMMITTEE SAFETY COMMITTEE, MENTOR ADVISORY 12 YEARS AS SUPERVISOR 16 YEARS IN OPERATING ENGINEERS

(4) Additionally, I believe I can serve the community because: I HAVE EXPERIENCE IN ROAD CONSTRUCTION AND SUPERVISION. I WANT HEADWATERS RANCH TO BE A COMMUNITY EVERYONE WOULD LIKE TO LIVE

(5) I have been an Owner since 6/4/21

Signature

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Date April 19TH 2023

Hello Everyone

My name is Tanner Gray and I bought 40 acres at Headwaters Ranch. I am running for the spot on the Board of Directors. I thought I would give you a little history about myself.

I'm an Arizona native of 54 years. I was born and raised in the Verde Valley and have lived in Prescott Valley for the past 23 years. I love anything to do with the outdoors. Hiking, fishing, backpacking or just watching the grandkids play tee ball. I'm married to my wonderful wife Missy that works for State Farm in Prescott. We have two sons and three grandkids that live in Chino Valley.

I bought the property in Headwaters because we're going to be building a house there in a few years. I'm sure as many of you, I like the location of being far enough away from the hustle and bustle, but being close enough to the quad city amenities. I'm looking forward to seeing how Headwaters develops into its own little community.

I started my work career as a pipe layer then joined the operating engineers which consists of running heavy equipment, building roads, house pads, putting in underground utilities and anything else that has to do with earth moving. I was the foreman at the mine in Prescott Valley over asphalt and aggregates for 8 years. I was responsible for my crew, meeting with contractors, city officials, and homeowners. Also making sure the plants were maintained and running a high quality material. I also worked as a superintendent for a restoration company for 4 years. We would rebuild houses damage from flood, wind or fire. My job was to meet with homeowners, city and county inspectors, write estimates, draw and submit plans, run a ten man crew and get their homes fixed back up. I'm currently still in the operating engineers and operate a Hot plant in Camp Verde. Please don't blame me for the pot holes. It's the sub grade not the asphalt LOL.

I'm excited for the opportunity to be a board member for Headwaters Ranch. Thank you for taking time to read this and considering me for the position.

Sincerely,

Tanner

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NAME: Michael Leona Address/Parcel #: 306-41-002A, 002B

(1) Brief Biography: SEE ATTACHED

(2) Board of Directors Experience: Project Management Experience

(3) Business- or Job-Related Activity /Experience: SEE ATTACHED

(4) Additionally, I believe I can serve the community because:
Homeowner in Sub. R12200y
Directly involved in roadwork

(5) I have been an Owner since 3/11/2021

Signature: Michael Leona Date: 4/10/2023

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Michael Good
Work Experience

1992-2006

Electrical manager for Nabisco Bakery, Portland, OR. Directly responsible for supervision of 12 full time electricians, 24/7. Also ran capital projects in excess of \$250K, total capital managed averaged +\$1M a year.

2006-2010

Electrical Department Manager for Tek Fab Industries, Albany, OR. OEM for high speed cutting presses. Oversaw daily operations for electrical fabrication of machinery produced by Tek Fab.

2010-Present

Construction Manager for Corquest Automation, Inc providing control and automation upgrades (electrical and mechanical) for corrugated box fabrication plants throughout US. Directly responsible for on site management of machine upgrades in excess of \$250K, average total projects in excess of \$2M a year.

Owner/builder of 5 homes in Oregon and Arizona on rural land, 5 acres to 40 acres. Oversaw supervision of sub-contractors and interfaced with county for all inspections. Performed wiring of all homes. Presently completing project of 1750 sq ft home in Headwaters Subdivision that is totally off-grid. All owner/builder projects involved extensive roadwork to be performed, wells installed, septic systems installed, and electrical utility connections. These homes were done while working full time at previous employers mentioned.

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NAME: Elise Beatty Address/Parcel #: 168SE Stampedo

(1) Brief Biography: SAHM Previous Dental assistant, small Business owner, Current resident.

(2) Board of Directors Experience: 5 yrs as Executive board member on Nocog parent representative board. Positions of Yavapai City Rep + Vice Chair

(3) Business- or Job-Related Activity / Experience: Many years in Customer relations + office tasks allows me to manage both needs + personalities well. Multiple jobs have honed skills to be diplomatic and productive.

(4) Additionally, I believe I can serve the community because: We currently live in headwaters Ranch + I take an active role in our community + neighborhood. Having a flexible schedule will allow me to assist the board readily.

(5) I have been an Owner since 5/30/17

Signature 

Date 4-13-23

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NAME: TROY BEATTY Address/Parcel #: 1685 E. STAMPEDE ST.

(1) Brief Biography: FIRST FULL TIME RESIDENCE SINCE 2017
ELECTRICIAN BY TRADE, WIFE AND TWO CHILDREN. 10 ACRE PARCEL OWNER

(2) Board of Directors Experience: NONE

(3) Business- or Job-Related Activity / Experience: GENERAL KNOWLEDGE
AND BACKGROUND IN CONSTRUCTION.

(4) Additionally, I believe I can serve the community because:
I AM A CURRENT RESIDENT IN HEADWATERS
WITH HOPE FOR A THRIVING NEIGHBORHOOD

(5) I have been an Owner since 5/30/17

Signature: 

Date: 4-13-2023

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