

# JIM SAGER

**Candidate for Canyon Creek POA Board**

My wife, Dana, and I have been part of the Canyon Creek community for 15 years, and our family has owned our waterfront lot for more than 20 years. We have made many wonderful memories here, including celebrating our daughter's small "COVID wedding" in 2020. We have formed strong friendships with our neighbors and have enjoyed watching Canyon Creek grow as more families have chosen to make this community their home.

I grew up in Fort Worth and spent several weekends each year in Granbury, attending shows at the Granbury Opera House and eating at the Nutt House. I earned an accounting degree from Abilene Christian University and later received an MBA from the University of Texas at Austin. I began my career with a large public accounting firm and continue to maintain my CPA license, although I am no longer practicing. My career has included consulting, healthcare management, investment banking, and commercial real estate. I hold a Texas real estate broker's license and currently focus primarily on commercial real estate investment sales.

Dana and I love Canyon Creek and recently built a new home on the same lot our family has enjoyed for many years. I am running for the Board because I believe our community has reached an important point in its development. For most of us, our home is one of our largest assets, and we share a responsibility to protect the long-term strength, appearance, and value of Canyon Creek. Many of our roads show signs of wear and will require continued attention, and our common facilities also require ongoing maintenance. Over the past 20 years, infrastructure, utility, maintenance, and salary costs have increased substantially, while the maintenance dues paid by Canyon Creek property owners have changed little. These trends make careful long-term planning, clear priorities, and open communication with members especially important. I appreciate the time and effort that current and past Board members have devoted to Canyon Creek. If elected, I would like to build on that work by bringing a structured business perspective, seeking guidance from a firm that focuses on HOA law when legal questions arise, and expanding opportunities for qualified members to contribute their knowledge and experience.

## A FEW PRIORITIES

- **Roads and Infrastructure:** A structured process for evaluating and prioritizing road repairs, obtaining competitive bids, reviewing materials and repair methods, monitoring completed work, and developing a realistic long-term funding plan.

- **Financial Oversight:** Clear financial summaries for members, careful review of expenses and reserves, and a Finance Committee made up of members with relevant financial and business experience.

- **Member Involvement:** Standing committees for Communications, Roads, Member Relations, Compliance, and Finance so qualified members can contribute directly to the community.

- **Communication and Community:** Useful meeting minutes, timely information, community events, welcome gatherings, interest groups, and service projects. A volunteer "Hole Patrol" to meet for breakfast on a Saturday and fill potholes.

- **Governance:** Written guidance from an experienced Texas property owners' association attorney when our CCR, Bylaws, voting procedures, assessments, or other legal questions require interpretation.

*I have spent considerable time praying, thinking, and seeking counsel about whether I should take on this responsibility. I believe my financial and business experience, practical approach to problem-solving, and commitment to Canyon Creek would allow me to make a meaningful contribution. I would be honored to work with the other Board members and our neighbors to address these challenges constructively and prepare Canyon Creek for the future. For more information on the Committee ideas please copy this link.*

https://transwestern.sharepoint.com/:f:/s/FortWorthTeam/IgCfCVGrQs_3TZZxp08YhrbdAT1xRf2SpcVw7oCoTBme-wk?e=Dly1Cj