

# 2022 Saddle Creek HOA Board Candidate Profiles

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## *Adriane Beer*

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Adriane has lived in Saddle Creek for 7 years. While she does not have any previous HOA Board experience, she has been very active in the Saddle Creek neighborhood and is passionate about keeping the hiking trails clean and attracting wild birds to the area. Adriane served on the Committee to edit and revise the Bylaws for the HOA with the idea of having them better suit the neighborhood and the goals of Saddle Creek.

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## *Melissa Berquist*

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Melissa, her husband, and their daughters have lived in Saddle Creek since 2014. She does not have HOA Board experience but has served on the Pool Committee (2020) and the ByLaws Review Committee (2021). She sees leadership as an opportunity to serve others and wants to dedicate her time to her amazing community. To Melissa, Saddle Creek is more than a collection of homes; it is a neighborhood where people want to live. She values listening to others and prioritize working together for communal benefit. Melissa looks forward to fostering the sense of community that drew her family to Saddle Creek in 2014 as a place where owners can enjoy their homes and come together as a group of neighbors and friends with shared traditions and values. She has worked in both the public and private sectors and garnered extensive experience in contracts, budgets, operational management, servant leadership, and building coalitions for collective success. She looks forward to listening to the needs and ideas of other homeowners and pledges to be a good steward of and ambassador for the community.

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## *Dwayne Cordray*

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Dwayne has lived in the Saddle Creek neighborhood for 7.5 years. He does not have previous HOA Board experience but is running now because he wants to ensure that the Board leads with open and transparent communication. He wants to listen to the Community, the Board, and Homeowner's interests, and get a consensus for what will provide the best lifestyle for Saddle Creek. He says that he has an innate ability to mediate, gather information and provide solutions. He is interested in effectively providing fair and equitable enforcement of CC&R's and policies, encouraging community involvement, and providing responsible budgeting. Dwayne has over 25 years' experience as a Civil Engineer and has worked in several different disciplines: Geotechnical, Environmental, Water and Wastewater. His work experience includes surveying, reading specifications, plans and Plat maps. He has served as a Base Engineer for potable water, wastewater and stormwater systems. Prior to becoming an engineer, he worked at a Real Estate and Property Management company.

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## *Chuck Gilman*

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Chuck has built two homes in the neighborhood and has lived in Saddle Creek for over 12 years. While he does not have HOA Board experience, he has 14-years of experience in local government (11 years with the City of College Station and 3 years with the San Jacinto River Authority). He understands the Roberts Rules of Order, the need for transparency, the challenges of working for the public, the benefits of public engagement, and the need for routine and effective community communication. He is an engineer and practices in the field of design and construction. While it was still under the control of Saddle Creek Partners, Chuck served on the Architectural Committee for the HOA.

### Goals for the Neighborhood – Chuck Gilman

First and foremost is to unify our neighborhood. I am not naive enough to believe I can make everyone happy, but we are fractured right now, and we need to reconnect and reunite. I believe we need to enforce our neighborhood rules and regulations; however, we need to acknowledge that the developer of our neighborhood was also a builder in our neighborhood and certain unwritten exceptions and promises were made. Some of those exceptions are now permanent structures. We need to review and revise our CRR's based on the desires and expectations of the neighborhood. Adopting a standard set of CRR's that were written around another community and attempting to enforce those regulations is not realistic. I believe we need to review our current CRR and make reasonable and appropriate revisions based on the expectations of or property owners. Also, we need to be consistent in the enforcement of those rules ... that is, if we are going to enforce the rules, we need to enforce ALL the rules; or consider revising those rules based on feedback from the neighborhood.

Finally, we have a great neighborhood. Many of us moved out there for a "county lifestyle" to raise our kids and be around great neighbors. If we wanted to be rigid and regulated like a master-planned community, then most of us would have moved into one of those communities. That is not what or who we are, and I think that is one of the characteristics that makes our neighborhood special. We need to keep our family-friendly culture and continue hosting and sponsoring great neighborhood events. Years ago, before the neighborhood was built-out we would all gather at the pavilion for Mother's Day and celebrate all the moms; we did a big Easter egg hunt at the pavilion for all the kids, and we would set-up a TV at the pavilion and watch Aggie football games that were played on-the-road. That sense of community is what makes this neighborhood great...we need to rediscover that sense of community.

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## *Brenda Hiler*

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Brenda has served on the HOA Board as the Secretary/Treasurer for the past two years. She has been a resident of Saddle Creek for 8.5 years and has helped to organize the 4<sup>th</sup> of July event for the past 6 years. Brenda wants the members to know that the HOA was built from the ground up with basically no guidelines. The Board spent many hours putting together email lists, maps, building a website that would provide education, creating a directory, making updates to the neighborhood, implementing a financial system for online payment of dues, organizing teams to further benefit the neighborhood in various areas, and made the decision that a management company was the best route to direct the routine business for the HOA. For the past 2 years the Board has been doing extensive repairs on the pool and irrigation

systems in the common areas, recently updated the camera security system, and added a new emergency phone system at the pavilion.

Brenda wants to stress to the members that the CCRs for each phase are not necessarily the same, and this tends to create confusion from one phase to another. She feels these need to be researched and rewritten.

She feels that with her knowledge and experience on the Board she can assist in the following ways:

- 1) Being open to questions, suggestions, and ideas from homeowners.
- 2) Using the budget to focus on improving areas to be enjoyed by the entire neighborhood.
- 3) Working with Saddle Creek member owned businesses to do projects and maintenance.
- 4) Working with Teams to become more efficient, assist them with being active in homeowner projects and help improve neighborhood involvement in community activities.
- 5) She has experience in working with Beal Properties in helping to guide Saddle Creek through the latest legislative changes, property code regulations, homeownership changes, payments to vendors and the HOA accounts.

To Brenda, the HOA is an avenue for improving and maintaining the common areas in a manner that will benefit homeowners through greater property values. And it is a great opportunity for sharing of ideas and experiences, learning from past situations, and having a common goal of improving Saddle Creek. With those goals in mind, she feels that Saddle Creek homeowners can continue to make this HOA a great organization.

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### *John Pappas*

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John has been a resident of Saddle Creek for 9 years and has previous HOA experience serving on the Architectural Control Committee in a neighborhood before moving to Saddle Creek. He also served on the Bylaws Review Committee for Saddle Creek. He is a licensed professional engineer with more than 30 years of design, fabrication, construction, and project management experience. He is also an executive with responsibility for operations, performance, budget, and personnel. He has a strong background in setting and meeting goals, managing finances, and planning and is responsible for communicating goals and performance internally and externally. He can take and synthesize input from a wide variety of sources and expertise, including legal, policy, financial, risk, and clients, and make decisions and take actions.

John feels that he could bring that way of thinking and experience to HOA decision-making. According to John's application, those skills will help to manage competing priorities and uncertain risks while endeavoring to maintain the character of our neighborhood and our property values while controlling costs. He feels his skill set applies directly to the responsibilities of the board, including maintaining common areas, managing budgets, being fiscally responsible, and complying with the governing documents.

He and his wife Sheri moved to Saddle Creek because they like the space, the look of the neighborhood, the neighborliness, and the pride the owners take in their homes. They have watched the neighborhood grow and prosper and, as homeowners, they want to keep it that way.

John says that while he does not believe that every action the board takes needs to be vetted with the owners (obviously impractical), he does believe that transparency and communication are important. He also believes that momentous decisions, significant changes, and serious

emerging issues need to be communicated and opportunities for input be created. "This is our community. It is made up of our homes. The board serves the homeowners for the common good. In addition, the CCRs and the bylaws (which I helped to revise) define and guide the role and responsibilities of the board. The board and its representatives should stay within that role."

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***Paul Peddicord***

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Paul has lived in Saddle Creek for a little over 1.5 years. Paul has previous HOA experience as he served on the Architectural Control Committee in his previous neighborhood in Frisco, TX. His goal is to help ensure that Saddle Creek continues to be a safe, clean, and family oriented place to live. Paul is a retired financial professional and believes that his experience in that field would be beneficial to the community.

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***Donnie Pockrus***

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Donnie has lived in Saddle Creek for 7.5 years. He currently serves as the Vice President of the Saddle Creek HOA. Donnie would like to take advantage of his experience on the Saddle Creek Board and continue the progress that the Association is making by continuing his service to the community. His goals for Saddle Creek include focusing on the ongoing project of improving and maintaining the landscaping and the pavilion area. Donnie feels that the pavilion is the center of the Saddle Creek community, and its largest asset. He feels that his experience as a local home builder is something that can be of benefit to the Association as work on the neighborhood amenities continues. He would like to assure the homeowners that they can trust him to continue to follow the Bylaws and CCR's and to help guide the HOA in the right direction.

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***Ed Young***

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Ed has been an owner in Saddle Creek for a little over 7 years. He does not have any previous HOA Board experience but would like to serve Saddle Creek by working to have an efficient, well respected HOA Board that effectively serves the community. During the time he has lived in Saddle Creek, Ed has seen and felt the growing pains as the community has transitioned from a developing sub-division into an established one. He feels that it is time to get off the sidelines and make a serious contribution to Saddle Creek's success.