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## Arturo Preciado

### Candidate for PMC/POA Board Director

I love the beauty and tranquility of Pine Mountain Club. My highest priority as a board member will be to keep PMC affordable. As a director, I will advocate to allow members to vote on important issues like the Clubhouse Revitalization and other expensive projects. I will always be honest and remember that I serve the members. My decisions will be to represent the majority of the members and to make good business judgements. I will protect and maintain our community assets--the clubhouse, the golf course, the equestrian center, the pool, the greens, the roads, and the rest of our amenities – in a fiscally responsible and affordable way, so that all members can enjoy them whether they are on tight fixed incomes or not. I will seek and approve measures that maintain our high property values and the aesthetic beauty of our community.

As a member of PMC Truth, I believe Members should have a strong voice in the decisions that affect the whole community whether it be a \$10 million remodel of the clubhouse, or a \$170,000 “repair” of the hillside around the equestrian center.

We believe board decisions should be honest, transparent, fiscally responsible and serve the majority of the membership.

All decisions by board members should be fiscally responsible and show good business judgement.

Year-end surpluses from our assessments should be returned to the members before a new budget is adopted.

Managers and employees should be hired independently and not be relatives or friends of board members.

As a director, I will show positive leadership and fairness to all members, as well as direct our general manager to follow our guidance and our vision for a better and more affordable community.

**Community Involvement:** I have been actively involved with PMC Truth, and advocated member empowerment since I moved here with my wife and children in 2019. As an experienced correctional officer, I understand the value of negotiating disputes peacefully and of always acting reasonably and fairly. I will take my oath of duty seriously and make sure that our patrol officers and staff treat all members with the same respect that they expect and receive. As an immigrant, I will treat all members without bias or prejudice.

**Assessments:** Our assessments have been rising dramatically every year, and I believe we can and need to cut costs without cutting services. There are too many members with fixed incomes who are suffering from the increased assessments every year. As a director, I will serve all members equally and show compassion for those who are less fortunate. I will protect property values and to be fiscally responsible in all my decisions.

**Fiscal Qualifications/Education:** I have been the owner of several businesses, and prepared and overseen many budgets. I have studied accounting and accounting principles and bring both an owner’s and a conservative’s perspective to financial issues. I will make sure we do not unnecessarily overspend on construction and/or capital improvement projects.

I will bring a calm, reasonable, and positive attitude to the problems and challenges of our community.

**Please Join me**  
**honesty, fairness, fiscal responsibility, and transparency to PMC’s Board of Directors.**

**—to bring back**

CANDIDATE FILING FORM

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- 1. A candidate must be qualified according to bylaw 6.03 and Article 20 Election Rules.
- 2. A candidate biography/resume is required. The biography/resume shall be typed on one side of one 8 1/2 x 11 piece of paper. Include experience, qualifications, and election platform.
- 3. A candidate is required to complete and submit this form.
- 4. **Filing Deadline:** These documents must be submitted to the Association office no later than 5:00 p.m. on March 26. If March 26 falls on a Saturday, Sunday, or holiday the deadline shall be 5:00 p.m. on the first business day thereafter.

CONTACT INFORMATION

Name Arturo Preciado  
 Date Received: \_\_\_\_\_  
 Mailing address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Home telephone \_\_\_\_\_ Work \_\_\_\_\_  
 E-mail address \_\_\_\_\_

**Ownership.** Are you on title to a lot in the Association?  
 YES  NO

**Co-Ownership.** Are you a co-owner of a lot in the Association with another candidate or anyone who will be on the board if you are elected?  
 YES  NO

**Assessments.** Are you current in the payment of all regular and special assessments due and payable to the Association as well as late fees and interest or have paid under protest or have an approved payment plan?  
 YES  NO

**Length of membership.** Have you been a member of PMCPOA for one year?  
 YES  NO

**Fidelity Bond Coverage.** Do you have a criminal conviction that would, if you were elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code section 5806 or terminate the Association's existing fidelity bond coverage?  
 YES  NO