

## Cecilia Torres

### Candidate for PMC/POA Board Director

I love nature and moved to Pine Mountain Club because of the small, community atmosphere and beauty. As a director, I will work tirelessly to maintain and keep PMC's assets and amenities at their highest value.

As a supervisor in the Medical Devices industry for aerospace companies such as Nasa, I bring a hands-on, down-to-earth approach to all projects and challenges whether the budgets are in the millions or tens-of-thousands. I often work under highly stressful conditions, with people from different backgrounds and ethnicities from scientists to machinists. I will bring a fresh, positive vision and perspective with years of experience facing challenges and offering creative solutions. In my industry, I am known as a problem solver.

I am also a fiscal conservative and will demand all projects and be done cost-effectively, efficiently, and with an honest transparency so that all members are clearly informed. One of my highest priorities as a board member will be to lower assessments and keep PMC affordable. I will advocate to allow members to vote on important issues like the Clubhouse Revitalization and other expensive projects. I will always remember that I serve the members, and 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 income or not. I will seek and approve measures that maintain our high property values and the aesthetic beauty of our community.

As a member and advocate 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.

I believe all board decisions should be honest, transparent, fiscally responsible and serve the majority of the membership; year-end surpluses from our assessments should be returned to the members before a new budget is adopted; and 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 in 2019. As an experienced, skilled professional, I understand the value of teamwork and negotiating disputes peacefully. As a supervisor, I know the importance of always acting reasonably and fairly. And I know the importance of getting things done efficiently.

**Assessments:** I believe our assessments are too high and one of our challenges will be to lower assessments and return the surplus to members. I'm certain that I can find ways to cut costs without cutting services. As a homeowner, I am committed to enhancing our environment and the Association's assets so that our property values rise. 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 prepared and overseen many budgets. I 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**

2020 APR 24 11:47

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 ½ 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 Cecilia Torres  
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

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