

NOTICE OF THE McCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC., ANNUAL MEETING TO BE HELD, TUESDAY, FEBRUARY 18, 2025, AT 7:30 PM, AT THE SCOTTSDALE RESORT AND SPA, 7700 E McCORMICK PARKWAY, SCOTTSDALE, ARIZONA, 85258.

This year, three McCormick Ranch Property Owners' Association Directors will be elected. With this biographical information is an *Absentee Ballot*. The ballot must be physically received at the office of Jensen CPA Firm PLLC no later than 4:00 PM on Friday, February 14, 2025.

PLEASE NOTE THAT YOU MAY ONLY VOTE FOR A MAXIMUM OF THREE (3) PEOPLE, AND NO MORE THAN ONCE FOR EACH CANDIDATE.

Below is biographical information on those property owners who have filed appropriate petitions. The two questions posed to each candidate are answered immediately below their names.

BRANNON BARTLEY

Do you reside on McCormick Ranch? YES
Have you ever attended a McCormick Ranch Board Meeting? NO

As a McCormick Ranch resident since 2007 and an Arizona State University graduate with a business degree in Supply Chain Management, I bring a strong background in leadership, strategic planning, and financial management. With 15 years of experience as a Branch Manager with Citywide Home Mortgage, overseeing more than \$1.2 billion in mortgage originations, I have a proven track record of managing budgets, fostering collaboration, and achieving successful outcomes, which I will apply to benefit to our HOA.

I am also proud to be a Life Member of the Fiesta Bowl Committee, reflecting my dedication to community involvement and service. My priorities as a board member include preserving property values, ensuring fiscal responsibility, and fostering open and transparent communication with residents.

My wife Heather along with our bulldog Koozy, love the McCormick Ranch lifestyle, and I am committed to maintaining and enhancing the neighborhood we all cherish.

SHANNON ELLERMAN

Do you reside on McCormick Ranch? YES
Have you ever attended a McCormick Ranch Board Meeting? NO

As an Arizona native and proud resident of the McCormick Ranch area since 2009, I have a deep appreciation for the community's unique character and charm. A graduate of the University of Arizona, I have dedicated my career to building relationships and fostering growth. For the past seven years I have worked as a real estate agent, helping individuals and families find their perfect homes. Before that, I spent 15 years in medical and pharmaceutical sales, honing my skills in communication, negotiation, and customer service.

Growing up, I was inspired by my father, a talented local architect, who instilled in me a love for Arizona's unique design and development. Now residing in Santa Fe since May 2023 and becoming a member of the association, I remain passionate about McCormick Ranch and am committed to contributing to its ongoing success.

In my spare time, I enjoy being active, giving back to the community, spending time with family and friends, and exploring the outdoors with my labradoodle, Bentley. I look forward to bringing my expertise, leadership, and dedication to the POA and to help enhance our vibrant community.

Thank you for your time and consideration!

ALLAN FRIEDMAN

Do you reside on McCormick Ranch? YES

Have you ever attended a McCormick Ranch Board Meeting? YES

Allan Friedman has been a resident of McCormick Ranch in Scottsdale, Arizona for 21 years and is currently retired. Prior to his retirement in 2010, he was employed for 6 years as a Senior Computer Audit Specialist for the Office of the Auditor General of the State of Arizona. Before entering public service, Allan owned and managed a \$1.5 million 25 staff member specialty contracting business for 12 years. The business installed and serviced office and warehouse material handling and storage equipment. Allan held contractor's licenses in Arizona, Colorado, Nevada, and New Mexico. Prior to his work in contracting, Allan managed a variety of domestic and international banking, audit, and compliance functions for Citicorp/Citibank (Arizona and New York), Deloitte Touché (New York Corporate Headquarters), and Bank Leumi Trust Company (New York). He also spent many years as an assistant dean and an assistant professor at Adelphi University's School of Business in New York teaching business management and information technology on the graduate and undergraduate levels.

While on McCormick Ranch he actively participates on his sub-division's Neighborhood Enhancement Committee as Treasurer and on the Block Watch program for Villa La Playa as Captain.

Allan is pleased to once again be a candidate for the MRPOA Board. During his current tenure he has been on several Board committees and currently serves as Secretary of the Board. His civic involvement outside McCormick Ranch includes service on the Board of Directors of a student support group at ASU where he serves as Facilities Manager. He also serves dinner once a week at St Vincent de Paul and delivers donated flowers once a week to hospitals, senior living centers, and first responders. In addition, he was President of his Condo Association Board in Durango, Colorado for several years.

Allan holds a bachelor's degree from Penn State University and an MBA from Adelphi University. He completed all but his dissertation for his PhD at NYU. He has been married to his wife Barbara for 55 years and has five grown children and seventeen grandchildren.

Allan is interested in continuing his service on the POA's Board to use the experience and knowledge that he gained about the Board's policies and procedures during his first term, to achieve consistency in maintaining the desired look and beauty of the Ranch. He hopes to continue to be a conduit for the voice of the community to the Board and vice versa, to ensure transparency and open communications. Allan would also use his professional experience to help promote fiscal responsibility.

Allan asks for your vote so he can give back to the community his family calls home. He pledges to utilize his education and professional experience to represent owners as best as possible with integrity and honesty with no hidden agendas.

TIMOTHY HOUSE

Do you reside on McCormick Ranch? YES

Have you ever attended a McCormick Ranch Board Meeting? YES

Timothy House is a seasoned healthcare sales executive and the current National Vice President of Sales at Concordance Healthcare Solutions. Over the past three years, Tim has played a pivotal role in driving over \$400 million in new and retained distribution agreements, leveraging his strategic vision and strong leadership skills to solidify Concordance's market position. Known for his ability to identify and nurture talent, Tim's leadership fosters innovation, accountability, and excellence across teams.

Before joining Concordance, Tim spent eight years at Cardinal Health, where he excelled in strategic roles, culminating in his position as Vice President for Distribution. There, he led a dynamic team of six directors and over 50 account managers, managing a \$4 billion revenue portfolio that spanned commercial and VA accounts. His success was marked by building strong customer relationships, delivering tailored solutions, and driving growth through innovative distribution strategies.

Tim's healthcare expertise broadened during his tenure as Area Vice President at Olympus, where he worked collaboratively with peers to sell medical devices, capital equipment, and maintenance agreements. His accomplishments in this role stemmed from his focus on mentorship, detailed business planning, and a culture of high accountability.

A staunch advocate for diversity and inclusion, Tim has a strong commitment to mentorship and talent development. His career path reflects a dedication to fostering equitable opportunities and delivering results. His leadership ethos centers on efficiency, customer advocacy, and innovative thinking, making him a trusted partner to both colleagues and clients.

Tim holds an MBA from the University of Arizona's Eller College of Business, graduating with honors at the top of his class, and a Bachelor of Science in Marketing with a minor in Spanish from the same university. During his undergraduate years, Tim honed his leadership and teamwork skills as a video coordinator and scout team player for the University of Arizona Men's Basketball team. His contributions earned him a National Championship ring (1996-1997) and a National Runner-up ring (2000-2001), instilling the values of discipline and perseverance.

Beyond his professional life, Tim is a devoted husband to Amanda and father to two daughters, Avery (17) and Jocelyn (15). Family fuels his drive to succeed. His passion for helping others and his tenacity ensure he consistently delivers value to both his team and customers.

FRED "SAM" LUFT

Do you reside on McCormick Ranch? YES

Have you ever attended a McCormick Ranch Board Meeting? YES

I was appointed as a Director of the McCormick Ranch Property Owners' Association by the POA Board of Directors in 2002. I have served as President, and currently serve as Vice-President and on the Election, Finance and Procedures Committees.

I came to Arizona in 1975 to attend Arizona State University where I received a degree in communications and marketing. My wife Laura and I bought a home in the Paradise Park Trails subdivision of McCormick Ranch in 1992, where we live with our son, Derick.

I have been a real estate broker and auctioneer since 1991. I worked with Pifer's Realty & Auction Company in Scottsdale, AZ and with CWS Marketing Group providing auction, sales, leasing and business development services.

From 1991-2000, I was President of Larry Latham Auctioneers (The Latham Company). In that capacity I was responsible for final analysis of auction marketability for both residential and commercial properties, targeting specific markets and determination of strategies. My administration of the Latham Company's national multi-year Department of Housing and Urban Development (HUD) contract produced more than \$700 million in auction sales. I have successfully sold and closed more than 40,000 properties across the United States. I structured auctions for the General Services Administration (GSA many others), HUD, the Federal Deposit Insurance Corporation (FDIC), the Resolution Trust Corporation (RTC), the U.S. Marshals Service, the Housing Authority of Los Angeles, U.S. Postal Service and the Rural Housing Service.

Currently, I am Vice President of development for Auction Nation, a national general merchandise and real estate auction company. I continue to assist charitable organizations by providing auction services for fund raising events including Phoenix Children's Hospital, Boxer Luv Rescue, Florence Crittenden Society, and Alice Coopers Solid Rock Foundation, to name a few.

McCormick Ranch is a special community that has stood the test of time. I look forward to working with the Board to maintain high property values, low assessments and beautiful green multi-use paths for the years to come!

MARISA MILLARD

Do you reside on McCormick Ranch? YES

Have you ever attended a McCormick Ranch Board Meeting? NO

I'm Marisa Millard, a proud product of McCormick Ranch, born and raised amidst the very community I now call home once again. After leaving the nest to pursue my education at the University of Colorado, I ventured westward to San Francisco, where I spent over a decade contributing to the tech world at Google. But the familiar allure of McCormick Ranch, with its strong sense of community and unparalleled quality of life, eventually beckoned me back.

Now, I'm thrilled to be raising my own family in this special place, right here in the neighborhood where so many of my own childhood memories were made. Coming full circle, I've purchased a home and am dedicated to fostering a vibrant future for McCormick Ranch.

My connection to this community runs deep. It's more than just the place I live – it's an integral part of who I am. That's why I'm eager to offer my experience and perspective as a potential member of the McCormick Ranch HOA board. I believe my personal investment in our community, coupled with my professional background, would allow me to effectively contribute to preserving the values and integrity of McCormick Ranch for generations to come.

I'm passionate about maintaining our green spaces, enhancing community events, and supporting responsible development. I'm confident that I can bring a fresh perspective and collaborative spirit to the board, working alongside fellow residents to ensure McCormick Ranch remains an exceptional place to live, work, and play.

MELISSA NEALEY

Do you reside on McCormick Ranch? YES

Have you ever attended a McCormick Ranch Board Meeting? YES

I was born and raised in the Great Lakes state of Michigan, where my love for community and the outdoors was instilled in me from a young age. After completing my education, I pursued a career as a dental hygienist, dedicating myself to helping others achieve good oral health.

As I settled into my life in McCormick Ranch over 30 years ago, I became an active member of my community. I served as VP and Chairwoman of the Architectural Committee for my local homeowners association, where I had the opportunity to make a positive impact on our neighborhood.

My personal life is filled with joy and companionship, thanks to my loving husband and our two furry friends. In my free time, I enjoy running, bicycling, and hiking. I'm grateful for the opportunities I've had to serve others, pursue my passions, and create lasting memories.

JIM VAUGHAN

Do you reside on McCormick Ranch? YES

Have you ever attended a McCormick Ranch Board Meeting? YES

I came from a working-class family. My dad was a plumber, and my mom was a homemaker.

I graduated from the University of Arkansas with a BSE.

I enlisted in the Air Force and was a C-130 Navigator/Hurricane Hunter.

I utilized the GI Bill to get my MBA from Southern Illinois at Edwardsville, and a law degree from Golden Gate University.

I was a general contractor and land developer in Washington state.

I am the founding attorney of a multi-state law firm.

I am currently a member of the McCormick POA Board.

I am seeking reelection and asking for your vote.

I have learned over the past six years that the duties of a board member are not easy. It is a tough job balancing the interests of each individual with the interests of all the property owners.

However, it is my underlying belief that I treat everyone that brings an issue to the board as a member rather than a subject.

While on the board, the one thing that I am most proud of is I was instrumental in keeping the beautiful look of the McCormick Parkway. I have fought to maintain the palm trees on that drive to help keep the look of that drive reflective of our beautiful McCormick Ranch.

I believe I should be reelected because I have and will continue to be a voice of reason on the board.