

Fairway Villas CAC Elections

August 2022

Candidate information provided by those individuals running for election.

There are four CAC Member positions that need to be filled with this election. All terms will be for a period of Two (2) years, starting September 1, 2022 and running until August 31, 2024.

Candidates running for election are listed alphabetically, by first name.

Bruce Michalowski

Debra Meglio

Kelvin Klink

Murray Hawthorne

Nanette Stanley

Rebecca Schreiner

Walter Mills

Bruce Michalowski

Statement for consideration for election to the Fairway Villas Citizens Advisory Committee (FV CAC) at Green Valley Ranch Golf Club

I live at 5500 Ensenada Street. I have lived in that residence since December 2013. I helped write the original Community Bylaws and was a member of the first FV CAC.

- From Milwaukee, WI (so that makes me a nice person right off the bat!), married to Beth for 45 years in March (She would not have put up with me for all that time unless I had some redeeming qualities!). 3 children, 9 grandchildren.
- Graduate of the US Military Academy at West Point with a Bachelor of Science degree in General Engineering. Graduated on Dean's List.
- Five years service as a US Army officer (3.5 years Infantry, Airborne, Ranger; 1.5 years in Adjutant General's Corp). Retired as a Captain.
- MS in Business Administration from Boston University. Graduated with Honors.
- Four years production experience in a paper mill (Procter & Gamble Paper Products)
 - Managed an operating crew of 30 people, all union members. In 1.5 years, crew went from worst of 4 crews to best crew.
 - Managed an operating department, with 7 managers as direct reports, who managed 6 crews, over 30 people, all union members, in the first participative management department in the Green Bay Division. For 2.5 years, made case costs goals every quarter I was Department Manager. This was the 1st time the department ever made case cost goals.
- Eleven years in direct sales to the paper industry with Nalco Company. 3.5 years as a sales representative, 7.5 years as a District Sales Manager. At the end of my tenure, my district was the most profitable district, as measured by profits as a per cent of sales.
- Seventeen years as a corporate training manager. Worked with teams in all areas of the world.
 - Hired and managed a staff of up to 25 trainers and Application Engineers. Half the staff was made up of senior people, average of 20 years industrial experience. The other half were recent college graduates. I was able to successfully blend those different levels of experience, age, and personalities into a highly effective and successful team.
- 14 years as an independent business consultant and trainer, working with 35 different companies and cultures around the world. Certified Master Trainer for Wilson Learning Corporation. Top 5% of 1,000 trainers around the world.

All of my experiences have helped me to be a good leader, listener, team member and team leader, and consensus builder. I am a successful communicator and I know this is an essential skill to be a member of this committee that will advise the Ebert District Board and the Town Center Board of our concerns as a community. Further, I strongly feel that we have to establish a collaborative relationship with these boards, but also be firm with our desires to keep our community concerns heard and taken care of. I have enough financial acumen, from my educational background and business experience, to make sure we know where our tax money is being spent, and that it is being spent wisely. I am a passionate, expressive person who wants to bring that passion for this community to the FV CAC!

Thank you for your consideration.

Debra J. Meglio

Address: 19728 E 52nd Ave., Denver, CO 80249

CAC Representative - Election Submission Bio

My name is Debra Meglio. I am respectfully submitting my name for the upcoming election for Fairway Villas CAC Representatives. I have been a resident of Fairway Villas for 7 years, having moved into phase One in August of 2015. I believe myself qualified to represent the best interests of the residents of our community based upon both my work and my volunteer experience.

I have worked for the past 51 years, all of which was in some capacity of sales, operations or Customer Service delivery. I have a BBA from the DU School of Business, and after 21 years at IBM I achieved the position of Business Unit Executive. I was a Sr. VP at Bank of America and then moved into the Healthcare Delivery Arena.

I retired during the Pandemic. I have served on the boards of BCAP (Boulder Colorado Aids Project) and The CWCC (Colorado Womens Chamber of Commerce). I also was elected to serve as the President of the Shenandoah Home Owners Association in Aurora for 3 years. Additionally, I served 3 years in the U.S. Army Reserves. I believe I am capable of being reasonable, rational, and fair. I am willing to listen, and to strive to understand. My goal is to effectively represent our community and our residents.

Kelvin H. Klink

Address: 19528 E 52nd Ave., Denver, CO 80249

Elena and I have been residents of Fairway Villas since 2016. I am a retired aerospace engineer who worked at the Boeing Company in the Puget Sound region (Seattle, Renton, and Everett). Early in my career at Boeing, I was instrumental in the development of the B2 Stealth Bomber, and the F-22 Raptor. On the commercial airplane side, I was part of the leadership team which implemented completely new digital design software for the 787 Dreamliner.

After moving in to our Villa - which is immediately to the east of the Clubhouse - I became a regular attendee at Meetings the FV CAC Meetings held with the Community. As such, I already know the history of issues that the CAC previously dealt with during those years, along with recent issues that the CAC is currently dealing with. One of the first things I volunteered for was the 2019 updates to the Resident Handbook. I served that Ad Hoc Subcommittee as the scribe/editor of the document and thus gained an intimate knowledge about the content of that Handbook; along with the rationale for various decisions that were made at that time in the formulation of its updated content.

Also, for several years, I served on the Finance and Maintenance Sub-Committee. During that time, I reviewed monthly invoice packages and financial reports where I brought to light numerous instances of over-charging which resulted in the recovery and/or savings of tens of thousands of dollars. In addition, while serving on that subcommittee, I contributed significantly to drafts of the RFPs that were issued for Programming, Facility Maintenance, and Sub-District Management services. So I am also thoroughly aware of the content in those agreements that describe the responsibilities which the YMCA is obligated to fulfill on behalf of the FV community.

Furthermore - like the majority of residents - soon after settling in to Fairway Villas, I became confounded and befuddled by the many entities that are involved with managing Green Valley Ranch North where we live. (Ebert, Town Center, Timberline, Westwind, Oakwood, etc.) So I rolled up my sleeves and spent a lot of time studying the myriad of documents associated with the Ebert and Town Center Metropolitan Districts; along with the contracted responsibilities of Timberline and Westwind. That research has given me a considerable understanding of the complex interactions between all those entities. That knowledge will be extremely beneficial for serving on the Community Advisory Council.

I love our community and it would be an honor if the FV residents decided to elect me to represent them on the CAC.

Murray Hawthorne

Address: 20162 E. 53rd. Place

About: Semi-retired industrialist, capitalist and conservative.

Values: integrity, responsibility, accountability, transparency, critical thinking, analysis and leadership.

Interests: community safety and security, cost control, contract compliance, covenant compliance to protect and preserve property values ... all things that make FV a desirable and great place to live now and for many years into the future.

Decision-making factors: representing, advocating and preserving the greater interests of entire community (...assuring the responsible application and use of taxpayer dollars)

Personal agenda: support and assure responsible representative governance; identify and support measures that prevent facility and community entropy

Nanette Stanley

Address: 20435 E. 51st Place, Denver, CO 80249

CAC Self Nomination

My name is Nanette Stanley.

Please consider my name as a candidate for the coming CAC selection for Fairway Villas. Since moving in I have taken a concerted interest on our community's advisory and governance processes and have regularly attended the meetings.

Prior to my retirement I was employed as Chief Compliance Officer for several banks here in Colorado including banks that were in trouble with the regulators. I helped redirect their processes and procedures to 'turn them around' and more closely conform to the Federal regulations. I believe that my background in that genre translates very well to the CAC position and its duties.

I am enthusiastic about our community and all that it has to offer its residents. I respectfully ask for your vote so that I may help in shaping the future of our community.

Rebecca Schreiner

Address: 20328 E 53rd Dr.

Please accept my name as a candidate for the upcoming Fairway Villas CAC election.

I have lived in Fairway Villas for 3 ½ years. I volunteered to fill an interim position on the CAC six months ago and in that time, I have been responsible for the monthly CAC Newsletter. In addition to that, I took over leadership of the Lodge improvements sub-committee and filled the role of Recorder for a majority of the last six community meetings. Since I have been on the CAC, I have not missed a single community or work session meeting.

Prior to retiring in May of 2019, I worked in Procurement as a Buyer for High Tech Corporations for the first half of my career. Then I successfully transitioned into a Business Systems Analyst supporting software applications utilized by various organizations.

I believe my CAC commitment, career experience, and involvement in this community qualifies me to represent the community.

I ask for your vote, because like you, I care deeply about this community and will continue to advocate on your behalf.

Walter Mills

Address: 19734 E. 54th Pl

Nomination for CAC position – Bio Information

My name is Walter Mills.

My wife, Laurel, and I have lived in the Fairway Villas community for over seven years. Before I retired, I was a high school teacher who taught home repair, electricity, drafting/CAD, woodworking, and computer technology.

I served as vice president & president of our HOA in Connecticut for two years where I had to deal with landscaping and homeowner issues, bill collections, contract negotiations, and vendor coordination problems. I also have fifteen years' experience as a member of the board of directors on a town-sponsored daycare center and after-school program in Guilford, CT., of which I was president for a number of years. I also had to evaluate the directors of both programs. As president, I had to oversee new construction for additions to the town daycare center, including working with the historical society because the building was within an historical district. There were lots of needs and moving parts and I was able to support the complex process with attention and care.

As a founding member of the New England Lighthouse Lovers organization, I served as the membership chair on the board of directors for eleven years. This organization has members from all over the United States, including five in Colorado and works to raise money for the preservation of historical lighthouses.

I enjoy this community and the support we give to each other. I am aware of the history of the Fairway Villas community and its growing needs. I would like to participate on CAC because I feel there needs to be diversity and I know I can contribute on this important advisory committee with thoroughness and thoughtfulness.

Thank you.