

# HOA Board of Directors Candidate Form

Spring Creek Townhomes HOA

## Candidate Information:

Full Name:

Laurie Callaway (formerly Laurie Rowland)

Home Address:

4318 Spring Hill Dr., CS TX 77845

Phone Number:

979-218-4578

Email Address:

lauriel.callaway@gmail.com

Property Address (if different from above):

## Background Information:

1. How long have you been a resident in Spring Creek Townhomes?

≈ 21 years (first resident)

2. Have you served on an HOA board or any other community organization before?

- ☒ Yes
- ☐ No

If yes, please provide details of how long and what positions you held:

Spring Creek Townhomes HOA ≈ 18 years (since it was formed)  
- secretary  
- vice president  
- member  
University Place Condominiums HOA ≈ 2 years  
- Board member

3. What professional or volunteer experience do you have that would contribute to your role on the board?

Over 20 years experience on HOA Boards.

4. What skills or expertise do you bring to the HOA Board?

Common sense, financial literacy, awareness of neighborhood history

5. Why are you interested in serving on the HOA Board of Directors?

to protect my investment and keep individuals who are business partners from making decisions not in the best interest of individual home owners

6. Are you aware of any conflicts of interest that could affect your ability to serve on the board?

- Yes
  - ✓ ☒ No - I have no potential for financial gain from decisions made by the Board. My only focus is to protect my investment and full-time home.
- If yes, please explain:

### Candidate Commitment:

1. Are you able to commit to attending regular board meetings and special meetings as needed via Zoom?

- ✓ ☒ Yes
- No

2. Are you willing to serve for the full term length required for this position?

- ✓ ☒ Yes
- No

3. How would you balance the interests of individual homeowners with the overall community's needs?

I would encourage strict adherence to the rules established for our community and not allow special favors that

4. Are you willing to comply with and enforce the association's governing documents and rules?

- ✓ ☒ Yes
- No

blatantly go against the rules and regulations established to protect our community.

**Signature:**

By signing below, I confirm that the information provided in this application is true and accurate to the best of my knowledge. I understand that serving on the HOA Board of Directors is a volunteer position, and I am committed to fulfilling my responsibilities if elected.

**Signature:**

*Lanni Callaway*

**Date:**

*4/23/25*

# HOA Board of Directors Candidate Form

## Spring Creek Townhomes HOA

### Candidate Information:

#### Full Name:

Zyna Polansky

#### Home Address:

4304 Spring Hill dr

#### Phone Number:

9792292122

#### Email Address:

zpolansky@gmail.com

#### Property Address (if different from above):

Same

### Background Information:

#### 1. How long have you been a resident in Spring Creek Townhomes?

3 years

#### 2. Have you served on an HOA board or any other community organization before?

- Yes
- No

If yes, please provide details of how long and what positions you held:

Yes, in Port Aransas, Director /Vice President 5 years. TXDOT CU Bryan 12 years Vice President and treasurer

**3. What professional or volunteer experience do you have that would contribute to your role on the board?**

Business Owner, State inspector for materials and roadways, utilities 32 years. Previous Board member for two separate HOA and COA

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**4. What skills or expertise do you bring to the HOA Board?**

Construction, expenditures, audit and inspection state and city specifications.

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**5. Why are you interested in serving on the HOA Board of Directors?**

I live here.

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**6. Are you aware of any conflicts of interest that could affect your ability to serve on the board?**

No

- Yes
- No

If yes, please explain: No

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**Candidate Commitment:**

**1. Are you able to commit to attending regular board meetings and special meetings as needed via Zoom?**

Yes

- Yes
- No

**2. Are you willing to serve for the full term length required for this position?**

Yes

- Yes
- No

**3. How would you balance the interests of individual homeowners with the overall community's needs?**

Budget, resources, individual cases. There is a balance between rules, regulations and possible outcomes.

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**4. Are you willing to comply with and enforce the association's governing documents and rules?**

Yes

- Yes
- No

**Signature:**

By signing below, I confirm that the information provided in this application is true and accurate to the best of my knowledge. I understand that serving on the HOA Board of Directors is a volunteer position, and I am committed to fulfilling my responsibilities if elected.

**Signature:**A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a horizontal line.**Date:**

4/22/25

# HOA Board of Directors Candidate Form

## Spring Creek Townhomes HOA

### Candidate Information:

**Full Name:**

James L. Winn, III (Trae)

**Home Address:**

4320 Spring Hill

**Phone Number:**

979-575-0654

**Email Address:**

jlwinn333@gmail.com

**Property Address (if different from above):**

Same

### Background Information:

1. How long have you been a resident in Spring Creek Townhomes?

20 years

2. Have you served on an HOA board or any other community organization before?

- Yes
- No

If yes, please provide details of how long and what positions you held:

Spring Creek TownHomes, 1 year

**3. What professional or volunteer experience do you have that would contribute to your role on the board?**

Owner of local Income Tax Corp

**4. What skills or expertise do you bring to the HOA Board?**

Hiring local Contractors for Commercial Work, Budget/Personnel Mgmt, Pool Maintenance

**5. Why are you interested in serving on the HOA Board of Directors?**

To help with the Board and become more involved in our community

**6. Are you aware of any conflicts of interest that could affect your ability to serve on the board?**

- Yes
- No

If yes, please explain:

N/A

**Candidate Commitment:**

**1. Are you able to commit to attending regular board meetings and special meetings as needed via Zoom?**

- Yes
- No

**2. Are you willing to serve for the full term length required for this position?**

- Yes
- No

**3. How would you balance the interests of individual homeowners with the overall community's needs?**

Sending out a Survey asking that common issues be prioritized

**4. Are you willing to comply with and enforce the association's governing documents and rules?**

- Yes
- No



**Signature:**

By signing below, I confirm that the information provided in this application is true and accurate to the best of my knowledge. I understand that serving on the HOA Board of Directors is a volunteer position, and I am committed to fulfilling my responsibilities if elected.

**Signature:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_

# HOA Board of Directors Candidate Form

## Spring Creek Townhomes HOA

### Candidate Information:

**Full Name:**

Josh Henson

**Home Address:**

4375 Dawn Lynn Dr.

**Phone Number:**

979-406-0699

**Email Address:**

josh@lonestarroofsystemsllc.com

**Property Address (if different from above):**

### Background Information:

**1. How long have you been a resident in Spring Creek Townhomes?**

8 years

**2. Have you served on an HOA board or any other community organization before?**

- ☒ Yes
- ☐ No

If yes, please provide details of how long and what positions you held:

Spring Creek HOA, 2 years as VP, 1 year as President

**3. What professional or volunteer experience do you have that would contribute to your role on the board?**

I have worked in the construction industry for 24 years and bring that experience to the table

**4. What skills or expertise do you bring to the HOA Board?**

3 years of being on the Spring Creek board

**5. Why are you interested in serving on the HOA Board of Directors?**

I would like to continue to help make our community be the best it can be without raising monthly dues until it is necessary. When I was first

elected we previously had several increases without seeing any benefit. In the last 3 years we have accomplished a lot without any increase and that will continue for 2025.

**6. Are you aware of any conflicts of interest that could affect your ability to serve on the board?**

- Yes
- ☒ No

If yes, please explain:

**Candidate Commitment:**

**1. Are you able to commit to attending regular board meetings and special meetings as needed via Zoom?**

- ☒ Yes
- No

**2. Are you willing to serve for the full term length required for this position?**

- ☒ Yes
- No

**3. How would you balance the interests of individual homeowners with the overall community's needs?**

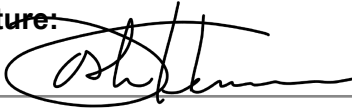
I always vote for what is best for the neighborhood even when it doesn't affect my residence

**4. Are you willing to comply with and enforce the association's governing documents and rules?**

- ☒ Yes
- No

**Signature:**

By signing below, I confirm that the information provided in this application is true and accurate to the best of my knowledge. I understand that serving on the HOA Board of Directors is a volunteer position, and I am committed to fulfilling my responsibilities if elected.

**Signature:**A handwritten signature in black ink, appearing to be "Ashley", written over a horizontal line.**Date:**

4/23/2025

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# HOA Board of Directors Candidate Form

Spring Creek Townhomes HOA

## Candidate Information:

Full Name:

CAL MCNEILL

Home Address:

8401 SPRING CREEK, C.S. TX 77045

Phone Number:

979-777-1515

Email Address:

CMCNEILL@FFIN.COM

Property Address (if different from above):

1774 + 1776 HEATH, 4341 + 4363 DAWN LYNN.

## Background Information:

1. How long have you been a resident in Spring Creek Townhomes?

NON-RESIDENT - 6 YEARS OWNERSHIP.

2. Have you served on an HOA board or any other community organization before?

- Yes
- No

If yes, please provide details of how long and what positions you held:

ONLY SPRING CREEK

3. What professional or volunteer experience do you have that would contribute to your role on the board?

SEE ATTACHED BIO

4. What skills or expertise do you bring to the HOA Board?

BANKING, REAL ESTATE, COMMUNITY

5. Why are you interested in serving on the HOA Board of Directors?

INTEGRITY OF OUR PROPERTY AND INVESTMENT.

6. Are you aware of any conflicts of interest that could affect your ability to serve on the board?

- Yes
- No

If yes, please explain:

#### Candidate Commitment:

1. Are you able to commit to attending regular board meetings and special meetings as needed via Zoom?

- Yes
- No

2. Are you willing to serve for the full term length required for this position?

- Yes
- No

3. How would you balance the interests of individual homeowners with the overall community's needs?

ON A CASE BY CASE, COMMUNITY NEEDS ARE IMPORTANT.

4. Are you willing to comply with and enforce the association's governing documents and rules?

- Yes
- No

**Signature:**

By signing below, I confirm that the information provided in this application is true and accurate to the best of my knowledge. I understand that serving on the HOA Board of Directors is a volunteer position, and I am committed to fulfilling my responsibilities if elected.

**Signature:**

A handwritten signature in blue ink, appearing to read "C. McNeil", written over a horizontal line.

**Date:**

A handwritten date in blue ink, "4-23-25", written over a horizontal line.





# Cal McNeill

8401 Spring Creek, College Station, Texas 77845

Work: 979/260-2109 Cell: 979/777 --1515

Personal email: [calmcneill5@gmail.com](mailto:calmcneill5@gmail.com)

Business email: [cmcneill@ffin.com](mailto:cmcneill@ffin.com)

Married to Dr. Elisa H. McNeill, (Beth) for 40 years!

Children: Molly & Garrett White; Jace & Heather McNeill, and Micah & Heather McNeill. Grandkids: Waylon White, 10 and Walker White, 9; Macy Jo McNeill, 4 and Calvin McNeill, 1.

- Executive Vice President, Commercial Lending Officer, First Financial Bank, N.A. January 2020 to Present
- Executive Vice President, Senior Retail Officer, The Bank & Trust of Bryan / College Station, 2009 to 2020
- Senior Vice President, First National Bank of Bryan, 2003 to 2009
- Wells Fargo Bank Texas, N. A., 1988 to 2003
- ABA National Commercial Lending School, (Top 10%) - 1990
- First Bank & Trust, N. A., 1985 to 1988
- Chamber of Commerce
  - Past Chairman '02-'03
  - Chairman '01-'02
  - Chairman Elect '00 - '01
  - Leadership Brazos Chair '99-'00
  - Leadership Brazos Grad/Alumna 98 - LBAA Outstanding Alumni 2004
  - Chamber Volunteer of the Year 2006- Executive Leadership 1996

- JLB Chair '03 - '16
- LBAA Chairman '01 - '02
- LBAA Chairman Elect '00 - '01
- VP Leadership Division '99 - '00
- Chamber of Commerce Foundation Board, Treasurer, 2017 to Present
- Brazos Valley Research Partnership - Leadership Council, 2010 to 2024.
- President, Board of Directors of the Mountain West Football Officials Association. 2022 - Present.
- Board of Directors of Big 12 Football Officials Association, 2018 to 2022
- President CSISD Education Foundation 2010 to 2012, Boar Member 2004 to 2016
- Treasurer of CS Tiger Club - 2010 to 2015, now Member.
- Board of Directors of CS MED 2012 - 2018, Chairman 2016 & 2017 & 2018.
- PTO President, Johnson Elementary, 1999-2001
- Past President, Brazos County A&M Club, 1997, now Member
- Board of Directors of TASO - State, 2004 - 2008 - now Member
- Board of Directors of Children's Miracle Network, 2005 - 2010
- Board of Directors of Brazos County A&M Club, 1998 - 2001, 2016 - 2018
- Board of Directors of Better Business Bureau, 1997-1999, 2014-2016,
- Board of Directors of the Boys and Girls Club, 1998 - 2000
- Board of Directors of Bryan North Little League, 1994 - 2002
- Board of Directors of Brazos Valley Sports Foundation, 1998-2001
- Officiating: Member of the Big XII Conference, 2009 - 2018; MWC 2018 - Present

Post Season:

2024 Veterans Bowl	2023 68 Ventures Bowl	2022 New Orleans Bowl
2021 Myrtle Beach Bowl	2019 Military Bowl	2018 Boca Raton Bowl
2017 Chick-fil-A Peach Bowl	2016 Gator / TaxSlayer Bowl	2015 Motor City Bowl
2014 Citrus Bowl	2013 Outback Bowl	2012 Capital One Bowl
2011 New Orleans Bowl	2009 East - West Shrine Bowl	
2008 Humanitarian Bowl	2005 Alamo Bowl	2003 Independence Bowl
2002 Jim Thorpe Classic		

Member of Southern Indoor Football League 2009 to 2011

Member of WAC Football Conference, 2008

Member of Sun Belt Conference Football Officials, 2000 - 2007

Member of Southland Football Officials, 1995 - 1999 - Post Season Playoffs: 1997- 1998 - 1999

Member of Lonestar Football Officials, 1994 - 2000

Member of Texas Junior College Officials, 1992 - 1994

President- College Station TASO Football, 2000 - 2002 - Now Member since 1985

Treasurer - Sun Belt Football Officials Association, 2001-2006

Member of College Station Chapter of TASO Basketball 2002 - 2014

- Walk-On Football Player - TAMU 1985 - 1988 "the Golden Years"
- Member / Finance Committee - A&M United Methodist Church, 2012 - 2015; 2021 - Present.



# HOA Board of Directors Candidate Form

## Spring Creek Townhomes HOA

### Candidate Information:

Full Name:

Celina SCHULTZ

Home Address:

4219 Whispering Creek Dr

Phone Number:

979-229-3486

Email Address:

CelinaSchultzeKW.com

Property Address (if different from above):

### Background Information:

1. How long have you been a resident in Spring Creek Townhomes?

Since 2018

2. Have you served on an HOA board or any other community organization before?

- Yes
- No

**3. What professional or volunteer experience do you have that would contribute to your role on the board?**

Leadership Council @ KW

**4. What skills or expertise do you bring to the HOA Board?**

~~Real~~ Knowledgeable in Real Estate

**5. Why are you interested in serving on the HOA Board of Directors?**

to make our neighborhood - The Best it can be

**6. Are you aware of any conflicts of interest that could affect your ability to serve on the board?**

- Yes
- No

If yes, please explain:

### **Candidate Commitment:**

**1. Are you able to commit to attending regular board meetings and special meetings as needed via Zoom?**

- Yes
- No

**2. Are you willing to serve for the full term length required for this position?**

- Yes
- No

**3. How would you balance the interests of individual homeowners with the overall community's needs?**

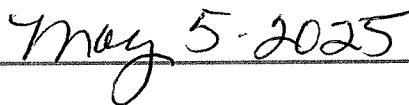
Both should go hand in hand -

**Signature:**

By signing below, I confirm that the information provided in this application is true and to the best of my knowledge. I understand that serving on the HOA Board of Directors is a volunteer position, and I am committed to fulfilling my responsibilities if elected.

**Signature:**

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**Date:**

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# HOA Board of Directors Candidate Form

Spring Creek Townhomes HOA

## Candidate Information:

Full Name:

Melissa Krueger

Home Address:

4303 Spring Hill Dr.

Phone Number:

979-492-7964

Email Address:

mannkr819@gmail.com

Property Address (if different from above):

\_\_\_\_\_

## Background Information:

1. How long have you been a resident in Spring Creek Townhomes?

10 mths

2. Have you served on an HOA board or any other community organization before?

- Yes
- ☒ No

If yes, please provide details of how long and what positions you held:

\_\_\_\_\_



3. What professional or volunteer experience do you have that would contribute to your role on the board?

25 years of working in the Service industry

4. What skills or expertise do you bring to the HOA Board?

Strong communication, problem-solving and people skills

5. Why are you interested in serving on the HOA Board of Directors?

I would like to be more actively involved in our community and contribute to decisions to help maintain and

6. Are you aware of any conflicts of interest that could affect your ability to serve on the board? Improve our community.

• Yes

• No

If yes, please explain:

### Candidate Commitment:

1. Are you able to commit to attending regular board meetings and special meetings as needed via Zoom?

• Yes

• No

2. Are you willing to serve for the full term length required for this position?

• Yes

• No

3. How would you balance the interests of individual homeowners with the overall community's needs?

Case by case, it's about balancing empathy with practicality and always aiming for solutions that benefit the community as

4. Are you willing to comply with and enforce the association's governing documents and rules? a whole.

• Yes

• No

**Signature:**

By signing below, I confirm that the information provided in this application is true and accurate to the best of my knowledge. I understand that serving on the HOA Board of Directors is a volunteer position, and I am committed to fulfilling my responsibilities if elected.

**Signature:**

Melvin Krueger

**Date:**

5-5-2025