

RETURN VIA U.S. MAIL TO:  
CIBOLO CANYONS RESORT COMMUNITY, INC.  
ATTN: MONA SCHNEIDER, COMMUNITY ASSOCIATION MANAGER  
3650 TPC PARKWAY, SAN ANTONIO, TX, 78261  
AUSTIN, TEXAS 78759  
OR E-MAIL TO:

[mschneider@evergreen-lm.com](mailto:mschneider@evergreen-lm.com)

**NOMINATION PROFILE INFORMATION:**

**Name:** Joanna McCormick

**Address:** 4720 Amorosa Way, Amorosa

**Telephone Number:** 727.415.1086

**E-mail Address:** [jomccormick4720@gmail.com](mailto:jomccormick4720@gmail.com)

**Occupation:** Retired

**Veteran:** United States Air Force, then military spouse

**Education:**

- University of Maryland. Bachelor of Science: Psychology and English
- Auburn University. Master of Justice and Public Safety
- Paralegal Certificate

**Previous Community Association or Non-Profit Experience:**

- Secretary, Castle Pines North (CPN), CO, Master HOA. Community delegate to HOA.
- Board President, Tampa Bay *Dress for Success*
- Community representative on ad hoc committee which resolved CPN bankruptcy proceedings, allowing the community to grow from then 480 homes to eventually over 2000.
- Currently the Cibolo Canyons HOA Resident Board Member

**If elected to the Board of Directors, please describe your goals for the Cibolo Canyons (CC) Community:**

- My previous employment, military and life experiences, and homeowner association history, have helped me to accomplish much this past year. Fully retired, I have been flexible to spend more time with the developer, managements, and residents.
- During these past ten months, I have stayed engaged, attending many meetings to learn and understand my volunteer responsibilities and the functions of the Cibolo Canyons (CC) HOA, the developer, the Board of Directors (BoD) and our many affiliated volunteer committees.
- My only unrealized 2024 goal--to establish a Transition Committee to oversee HOA control from developer to residents--is tabled until next year with the decision regarding the Golden Warbler and the delayed final stage of development.

- I advanced the necessity for a community-wide Reserve Study (the last was 2016), funded by the developer. Expected completion is by the end of this year (2024).
- I often walked, biked, or drove through "all" neighborhoods and common areas during business hours to assess the community, allowing for new issues to be more quickly addressed and resolved. I routinely went with the HOA Manager on neighborhood visits to follow up on developer or contractor actions for compliance.
- I promoted, educated and mentored residents on creating neighborhood Advisory Committees to the BoD--only three neighborhoods still lack an active committee, which allow more local autonomy over budget and expenditures, while ensuring residents know their voices are heard. I've stressed the importance for regular contributions to neighborhood Reserves to fund long term capital improvements (such as street cracking) and short-term emergency needs (i.e. potholes).
- I accompanied the HOA Manager to many Advisory Committee meetings to develop rapport and to understand, firsthand, local issues and concerns. Daily, I aided management in resolving individual, as well as general issues.
- Near-daily, often lengthy interaction, in person, by phone or e-mail, with local and upper management, frequent communication with other board members.
- I took part in development, then approval, of the CC overall annual budget. I approved all major invoices, and attended educational sessions, as well as meetings with engineers, vendors, arborists, pavers, and others, which allowed more insightful and quick Board decisions.
- I created a Finance Committee which will prove invaluable in the transition from Developer control to Residential control. The Committee is in its infancy stage but will eventually provide a more active role in providing oversight and internal auditing of CC financial matters.
- Displeased with RealManage, I approved the change to Atmos, resulting in more prompt and correct financials, HR support, and improved conversation, among other benefits.
- Aggressive towards reclaiming, at one point, the over half-million \$\$ of unpaid assessments, I increased pressure on the HOA legal team to initiate foreclosures on the perennial delinquent. In concert, I pushed our lawyer to generate regular activity reports to foster accountability.
- I continue to pressure the Starwood developers to release a concept plan for Amenity III.
- I have the time, desire, drive, and now expanded experience to continue serving this community while mentoring the next resident member to the Cibolo Canyons Board of Directors.
- I have remained involved in community conversations, always striving to provide a prompt and reasonable response to all e-mails and phone calls. It's been a pleasure assisting so many constituents on a personal basis. I ask, and thank you, for your continued support,

Nominee Signature:



Address: 4720 Amorosa Way (Amorosa), San Antonio, TX 78261

Printed Name: Joanna McCormick

Date: 11.11.24

#### MEMBER SUBMITTING NOMINATION:

Printed Name: Pat Dunn, Amorosa Gardens HOA President

Address: 4830 Avery Way (Amorosa Gardens), San Antonio, TX 78261