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### **WHY I AM INTERESTED IN SERVING ON THE CPOA BOARD**

My wife, Cathy, and I purchased our home in Cordillera in September 2021. Since then, we have spent as much time here as possible. Cathy and I and our four children enjoy being here in all seasons. I would like to serve on the CPOA Board for the following reasons:

1. My family and I love Cordillera. I want to contribute to the efforts being made by the CPOA Board to maintain and enhance the quality and character of our community. As an attorney and a common-sense businessman, I have the expertise to address the legal and business issues that impact the Design Review Board and our various facilities and employees, while managing and achieving results within financial constraints.
2. The decisions we make in the days, months, and years ahead will significantly affect our community. I want to ensure that the entire community is informed and given an opportunity to weigh in on the variety of solutions to the problems we face. Transparency, integrity, community feedback, and building consensus should be the cornerstones of how the CPOA Board operates.
3. Based on prior experience, I understand the difference that working together makes; and I would like to be a part of furthering that dynamic in Cordillera. Our previous second home (from 2008-2018) was in Palisade Palms, a twin 28-story high-rise condominium development on the beach in Galveston, Texas. The early history of Palisade Palms was similar to that of Cordillera – financial troubles and acrimony between the developer and the owners. After watching that dissension play out negatively for several years, I joined the Condominium Owners Association Board and built a relationship with the developer. I was later invited to join the developer's Master Association Board, which governed Palisade Palms and three other phases of development. To date, I am the only individual to have served on both Boards.
4. While the CPOA and the Cordillera Metro District (CMD) are separate organizations with different missions, both share the common desire to keep Cordillera a unique community within a wildlife preserve. I will work constantly to build relationships and communications between the two organizations.

I have the temperament to work collegially with individuals who hold different opinions than I hold. If elected, I can assure you that I will use my best efforts to inform the community of the issues that affect Cordillera, solicit feedback from residents to ensure that the very best decisions

possible are made, work collaboratively with the CMD Board and other third parties, and exercise good judgment and appropriate financial restraint.


### **BIOGRAPHICAL INFORMATION**

I received a Bachelor of Arts degree from Vanderbilt University in 1977, and a Doctor of Jurisprudence degree from Vanderbilt University School of Law in 1981. I have practiced law in Houston, Texas, since 1982. I am the principal owner and Managing Partner of Gregg & Valby, LLP, a Texas law firm that represents approximately 150 financial institutions and independent mortgage bankers across the country in nationwide regulatory compliance matters, document preparation of residential and commercial loan transactions, mortgage loan fulfillment services (including closing, funding, and post-closing services), and general business matters, including mergers and acquisitions. I am Board Certified in Residential Real Estate Law by the Texas Board of Legal Specialization, and I am licensed to practice law in both Texas and Colorado.

My contributions to the mortgage lending community include serving on the Board of Directors of the Houston Mortgage Bankers Association from 1998-2013. I was named the Association's Treasurer in 2008, Secretary in 2009, Vice President in 2010, and President in 2011. I also served as a Director of the Texas Mortgage Bankers Association from 2002-2011, as Associate Representative on the Executive Committee for 2003-2004, and as Chairman of the Regulatory Compliance Committee. I currently serve as a member of the Amegy Bank of Texas Development Board of Directors.

I would sincerely appreciate your vote in this 2023 Election of Directors to the CPOA Board. Thank you.

Sincerely,



Scott R. Valby