



Patrick Guerra

Founder and Principal, Lions Peak LLC

Co-Founder Accelerators:

Global Social Benefit Incubator, SCU

Encore Venture Accelerator

DIT/SCU Silicon Valley Program

German Accelerator Mentor

Band of Angels: 'Art of Deal' Program

Neva SGR Investment Committee

Pat has served in senior management, information technology, manufacturing, distribution, product management, and business development roles with Hewlett Packard, Advance Micro Devices, PSB, Ariba, and SpinCircuit, where he was President and CEO.

As Executive Director of the Center for Innovation and Entrepreneurship at Santa Clara University, he co-founded the Global Social Benefit Incubator, now in its 23rd year as part of the Miller Center. He also co-founded the Encore Venture Accelerator and the Venture Development Program in partnership with the Deggendorf Institute of Technology (DIT). This program is now a Bavarian State funded venture development school within DIT.

He is a Mentor to ventures from around the world, a Mentor at the Silicon Valley German Accelerator; an Angel Investor and former Director of the *Art of the Deal* Program at the Band of Angels where he has been an active investor since 2006.

Pat joined the Investment Committee of Neva SGR, a European Venture Capital Fund in 2021.

With Regard to Homeowners Associations and Design Review Committees:

Pat has worked with Architects and Builders to complete 4 homes in communities with well-defined rules and regulations.

Founding Member of the Lionsgate Community Service District, a quasi-governmental body within the laws of the State of California that encompassed, an 1800 acres golf course and 37 custom home sites. Served for 7 years. Responsibilities included Budgeting, Reserve Requirements, Roads, Lakes, Wells, Common Area Maintenance and a dedicated Sanitation facility.

Served on the Design Review Committee for Lionsgate for 3 years.

Served on Condominium Association Board in San Francisco Residence Complex for 3 years.

Laura Hanssen

Candidate Statement of Interest and Qualifications

I am writing to express my interest in serving as a member of the RVR Board. I believe my skills, perspectives, and experience can contribute meaningfully to helping our community thrive and plan thoughtfully for the future.

Having previously served on the RVR Board, I bring direct experience and a solid understanding of the responsibilities and dynamics involved. Currently, I serve on the Old Town Advisory Committee, and I previously contributed to the RVR IT Committee, where I gained valuable insight into the operations of the Ranch House—knowledge I believe is especially beneficial for a board member.

I relocated to the Old Town neighborhood from Denver after meeting—and later marrying—a long-time resident of the Roaring Fork Valley. I have long been committed to community service, having served as President of the Board of Directors for Rocky Mountain Wild, a Denver-based environmental nonprofit. In that capacity, I chaired quarterly meetings and supported the executive team in furthering the organization's mission.

My background also includes prior experience as an HOA board member for two Denver townhome communities, and earlier in my life, I served as a Peace Corps Volunteer in the Dominican Republic, working as a small business advisor.

Originally from the Detroit area, I have lived overseas and in cities including Washington, D.C., before settling in Colorado over 30 years ago. I earned a B.A. in Economics from Albion College and an M.B.A. from the American Graduate School of International Management (Thunderbird). My career has spanned international business, small business development, and, for the past 25 years before retirement, software development.

I bring strong financial literacy, extensive project management experience, and a collaborative spirit. I am known for working well in group settings and for my ability to consider differing viewpoints to help bridge divides and build consensus. These qualities—along with my long-standing commitment to volunteerism and staying engaged—will, I believe, continue to serve the RVR community well.

Thank you for considering my candidacy.

Hello friends and neighbors,

My name is Sam Hartnett, I've been an RVR resident since 2018 and for the third consecutive year I'm writing to express my interest in serving on the RVRMA Board of Directors.

As the saying goes, doing the same thing over and over and expecting different results is the definition of insanity. That's certainly how I felt after falling short for the second year in a row.



Yet, as the years go by, my gratitude for the opportunity to live and raise my family in RVR only grows. I'm as interested in the fiscal management and governance of the HOA as ever. And I remain enthusiastic about contributing to the stewardship of our collective resources as well as the decision-making processes that affect us all—now and into the future.

This year, I have been serving on the Old Town Advisory Committee. As a microcosm of the wider RVRMA Board it has given me a deeper appreciation for not only the importance and value of homeowner participation, but also the complexities and challenges that our wonderful management team—and ultimately we as homeowners—face (whether we know it or not).

While big ticket items like the Ranch House capital improvement project and design guidelines rightly get much of our attention, there is so much that goes into making RVR look and feel the way it does. From staffing levels to streetlight repairs, and ash trees to tennis programs, there are often inherent tensions between the quality and comprehensiveness of services, ever-increasing costs, and corresponding upward pressure on HOA dues.

When navigating these issues, I personally tend to err on the side of affordability. But I also recognize that striking a reasonable and appropriate balance requires thoughtful consideration, active listening to as wide a range of opinions as possible, and making decisions that put the best interests of the community as a whole at the forefront. Should I be elected to the board, I will do just that.

Thanks once again for your consideration, and I look forward to meeting many more of you at the candidate event on June 18

Sincerely,

Sam Hartnett
970-404-5797
hartnettsam@gmail.com

STATEMENT OF INTEREST OF ALEXANDER “Z” HOFFMAN

I am seeking a seat on the RVRMA Board because of the opening of two vacant seats. I have been pleased with how the Board has operated and am stepping forward not out of dissatisfaction, but to help continue the positive work that's been done. I have no personal agenda - only a desire to help maintain the safety, aesthetics, and strong sense of community that make RVR such a great place to live. I'm committed to fair, pragmatic, and analytical decision-making that reflects the best interests of all residents.



ALEXANDER HOFFMAN, J.D.

301-509-3835 | HoffmanLawOffice@gmail.com | Colorado Licensed

Personable, pragmatic resourceful, adaptable, and results-focused attorney driving business growth through exceptional leadership, counsel and customer service, utilizing a proven combination of personality and legal expertise enhanced by calm confidence and intuitive foresight.

- Supports clients by creating trusts, wills, POAs and other estate planning tools and strategies
- Enable clients to thrive in business by setting strategy and effectuating management of it
- Consult and advise on entity selection and formation
- Develop and establish baseline documents and contracts for small businesses
- Partners with diverse business partners providing risk mitigation, legal advice and compliance guidance
- Provides risk mitigation legal advice and compliance guidance to multiple business partners
- Quickly establishes strong, strategic relationships with stakeholders across all lines of business
- Negotiated and oversaw security agreements and transactions, including venture loans, lines of credit, special purpose acquisition company (SPAC), acquisitions, equity investments and initial public offerings (IPOs)
- Advises on company contracts – drafting, negotiating, reviewing, interpreting, and managing
- Conveys complex legal topics as palatable, useable, and actionable concepts
- Highly experienced in developing, drafting, implementing and training on compliance policies and procedures
- Adept at conveying issues and risk regarding Anti-Kickback Statute and safe harbors
- Versed in issues regarding False Claims Act and FDA, CMS, DOJ and state regulations
- Easily synthesizes available information to make swift, informed, and solution-driven decisions
- Drives desired outcomes through an appropriate use of creativity, innovation, and risk-taking
- Effectively manages conflicting priorities and challenging personalities; leans into difficult conversations

Core Competencies

Complex Transactions	Estate Planning	Empowering Leader
Strategic Planning & Management	Risk Analysis & Management	Collaborative Problem Solving

Relevant Expertise

Business Development	Start-up and Growth	Policy Implementation
Litigation Management	HR/Labor & Employment	Financial Management

PROFESSIONAL EXPERIENCE

HOFFMAN LAW OFFICE LLC

Founding Attorney 2024 – Present

Provides exceptional customer support, services and deliverables in estate planning, business, mediation, retirement benefits and equity compensation, and other areas of law and business.

- Establishes a comprehensive strategy for estate planning and management of the estate
- Assist small business with financial management strategy, succession planning and operations

SANARIA INC.

2007 – Present

Chief Legal Officer (remote), 2015 – Present

Legal Counsel (remote), 2007 – 2015

Instrumental in moving from start-up of two people to embarking on phase III clinical trials through adaptability and nimbleness. Trusted advisor and sole executor of all in-house legal matters for an award-winning biotechnology company leading the development, manufacturing, and commercialization of malaria vaccines.

Delivers high quality legal counsel and scalable business strategies directly supporting the personnel and business development critical to company success. Instrumental in cultivating and managing global partnerships and agreements through expertly handled negotiations and impeccable communications with executive leadership, internal and external stakeholders, federal, state, local and foreign governments. Finalizes and maintains leases, licenses, grants and contracts.

Ensures compliance with privacy information of customers, subjects and collaborators. *Holds a remote role with occasional travel to Maryland Headquarters and international locations.*

- Establishes strategy and manages the company's intellectual property portfolio including know-how, trademarks, trade secrets and patents; 66 patents issued 18 pending, including 21/5 in the USA and 20/4 in 22 EU countries
- Formed and maintains affiliated entities including a non-profit organization, foreign corporate branch and sister LLC
- Excels at incorporating broader context into negotiations preventing the impacts of decision making in a vacuum
- Guides management in maintaining both compliance and alignment with company strategy
- Provides executive leadership with comprehensive guidance and research for informed decision making
- Maintains baseline contracts to ensure optimization, compliance, and alignment with company objectives
- Collaborates and coordinates cross-functionally to ensure proper management and strategy of regulatory, research and development (R&D), intellectual property and partnerships with stakeholders
- Collaborates with the Regulatory Team in product and clinical trial submissions to the United States Food and Drug Administration, the European Medicines Agency, and other local regulatory bodies; INDs, BLAs, and MMAs
- Regularly steps into unfamiliar areas to problem solve needs and gaps, strengthen business operations

Select Accomplishments

- Negotiated +1,300 agreements navigating difficult circumstances and international barriers; all but one actualized
- Secured \$90M in collaboration with three energy companies and an African government to set up and establish clinical programs, labs and launch clinical trials
- Developed and built a legal and compliance infrastructure and program
- Sourced and developed relationships to negotiate and secure a \$13.92M venture loan enabling enhanced manufacturing, new pilot facility, and expanded personnel
- Developed the infrastructure and resources supporting company growth from two to 85 employees
- Raised >\$370M non-dilutive funding through sound business development and fundraising strategies
- Led the effort to secure, complete and expedite >\$6M in sales in Q2 2023
- Increased corporate compliance, efficiency and reduced costs by deploying a robust enterprise resource planning system
- Instrumental in boosting employee culture by developing and managing a campaign around staff development based on feedback from internal stakeholders
- Transitioned the legal department fully in-house after demonstrated expertise, capacity and success as an advisor

GERASH STEINER & TORAY, PC

2005 – 2007

Attorney

Handled criminal, civil, and family cases from initiation through trial, including multi-million civil suits and murder trials. Supported select appellate cases and motions. Achieved a wide understanding of law and the intricacies of the court system both criminal and civil.

- Excelled at explaining and assisting clients through the legal system across a wide array of cases
- Successfully settled 99% of cases with regular client satisfaction; commended for above and beyond support

COMMUNITY INVOLVEMENT

Board Member, Akumaning-Brewu Foundation

Member & Grantmaking Participant, Root & Branches Foundation | Rose Community Foundation

EDUCATION

Certificate of Mediation, (40 Hours), Colorado Bar Association CLE

Juris Doctor, University of Denver - Strum College of Law

- *Intern, Colorado State Public Defender*
- *Research Associate, Professor Wendy Duong – Strum College of Law*
- *Admitted License, Colorado*

Bachelor of Arts, Communications, Tulane University

Statement of Interest in Serving on the RVRMA Board – John Lund

We can all agree that RVR is a wonderful neighborhood and community. That is due in no small part to the excellent staff, and board and committee members who tend to the nitty gritty work of keeping it that way. I've been honored to serve on the board for the past 5 years and would like to continue to do so. Among other reasons, I'd like to see us through the completion of the Ranch House renovation and also through the next three years of new home construction, which is likely when most of the few remaining lots become homes for new residents.

We have plenty of other issues on which I believe I can be of service. These include the recent decision to rework the practices concerning the use of transfer fees, wildfire preparation and defense, building better relationships with the rest of the Town of Carbondale and so on. But also, I'd like to continue to serve on the board to assure that our community remains one where our business is handled amicably and respectfully.

Thank you for your support and please contact me anytime about matters of concern to our great community.

JOHN R. LUND

Jrl1059@gmail.com/801-560-1137/4032 Crystal Bridge Dr. Carbondale, CO 81623

WORK EXPERIENCE

- January 2018 to December 2024 - Owner and Principal, LUND LAW, LLC
Legal and strategic consulting, including for the Huntsman Cancer Foundation at the University of Utah. Expert witness in legal malpractice matters and mediation and arbitration services.
- April 2015 to December 2022 - Shareholder, PARSONS, BEHLE & LATIMER
Active trial and litigation practice handling challenging cases throughout the Intermountain West.
- June 1983 to April 2015 – Shareholder, SNOW, CHRISTENSEN & MARTINEAU
Active trial and litigation practice involving product liability, catastrophic injuries, and real estate development disputes primarily concerning Utah ski resorts. Seven years as the firm president and CEO.

VOLUNTEER EXPERIENCE

- June 2020 to June 2024 – Chair of the Utah Supreme Court’s Office of Legal Innovation
Leading a first-of-its-kind regulatory sandbox to explore ways to improve access to justice through reform of the rules concerning the practice of law.
- January 2023 to Present – Board Member of Lift-UP
- June 2022 to Present – Board Member at Third Street Center
- October 2021 to Present – Board Member and Vice President of the River Valley Ranch Master Association
- 2011 to 2018 – Voting member of the Utah Judicial Council
The Utah Judicial Council is the governing body of the Utah court system, overseeing dozens of courts, hundreds of employees, and an annual budget of \$150 million.
- 2006 to 2019 – Member of the Utah State Bar Board of Bar Commissioners, President during 2017-2018
The Utah State Bar is a quasi-governmental body which both regulates and represents the 12,000 lawyers who practice law in Utah.

EDUCATION

- 1984 – Juris Doctor, S.J. Quinney School of Law at the University of Utah
- 1981 – Bachelor of Arts, magna cum laude, Economics, University of Colorado

PERSONAL

- Married since 1981 to Julie Vermeyen Lund, two married sons and two grandchildren. Enjoy skiing, hiking, cycling, fishing, golfing, and travelling.