

# Bio for John Spencer

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*Candidate for TVW Board of Directors*

When Greg Woods resigned I was appointed by the board to fill the remainder of his term. I am very interested in remaining on TVW Board and therefore I'm submitting the following information for your consideration.

About me:

- ❖ Peggi and I are fulltime residents of the ranch and have been for the past 2 1/2 years.
- ❖ I was born in 1945 in Kansas City
- ❖ I spent 4 years in military service and I am a Vietnam combat vet
- ❖ I attended the University of Kansas and have a degree in business administration
- ❖ I am retired and have been for the past 10 years
- ❖ We have lived in the La Veta area since we retired
- ❖ I moved to Colorado in 1975
- ❖ I am a certified property manager (CPM) certified by the National Institute of Property Management

I have been in the real estate business my entire career and have experience in every aspect of that profession. I started off as a real estate broker selling custom built homes. From there I moved into commercial real estate leasing and managing shopping centers through the Midwest. After that I joined a major financial institution and was responsible for financing large commercial developments. I then started a real estate development company with several partners building office buildings and

apartment complexes in the Denver area. My next career move was to join a large real estate investment trust where I managed a nationwide portfolio of commercial property investments. Finally, I joined one of the nation's largest engineering firms with over 60,000 employees. There I was vice president and Director of Corporate Real Estate and was responsible for all the real estate activities of the firm worldwide. This included office leasing and development, real estate purchase and construction activities, development financing and generally providing a productive work place environment for all company employees.

From a management perspective I am a team player and believe working in a collaborative environment produces the most positive results. Should you select me as a board member I would focus on maintaining and improving the ranch to enhance property values for the benefit of all property owners. The ranch is a very unique place and, if managed and promoted properly it could be the first choice for people who want to live in southern Colorado.

Thanks for your consideration,

John Spencer