

## Ed Tollefsen

## Unit C-204, "Eagle's View"

Please support me in my run for the 2021 Board of Directors. As an owner, I have been active in sharing and improving the complex. Some of these efforts have included:

- Installing and documenting 2 different noise abatement construction methods for our condos.
- In depth analysis and installation of tankless water system.
- Communications with the gas department trying to bring natural gas to Deer Ridge and Cobbly Nob.
- Analysis of water consumption and Web creek billing practice.

We love our condo, the staff, and people associated with the Deer Ridge. My only complaint has been that with all the expenses excluding mortgage expense it is hard to be profitable. Whether elected to the board or not I'd like to challenge the board to take 10% out of the cost of ownership and do so without impacting value. To reach this goal we would have to challenge some current expenses such as why do we pay 84 separate minimum use charges to the water department each month? Additionally, we would need to move some maintenance costs in house.

**Background** Since our first visit in 2008 Janan & I knew Gatlinburg was where we wanted to spend the rest of our lives. We left that 2008 vacation owning our first Gatlinburg vacation home & knowing we would retire to TN. In 2015 Janan convinced me to buy a run down, mold infested foreclosed home in Cobbly Nob. We put our blood sweat and tears, not to mention a pile of money into restoration of Bear Necessities over the next 9 months. In May of 2018 we joined the Deer Ridge community by purchasing a 2bedroom/2bath Condo and named it "Eagle's View". We invested another \$30k in renovating the condo and look forward to any opportunity to stay there. I feel blessed to be a part of such a beautiful community and wonderful people.

### **Credentials**

- ❖ I'm a member of the Cobbly Nob board, with a term that runs from 2019-2022.
- ❖ I've renovated quite a few places and have been involved in Real Estate since I was a child.
- ❖ I'm a Georgia Tech graduate and now a fan of both the Yellow Jackets and TN Vols.
- ❖ I've worked in the oil industry since 1991.
  - I started as a field engineer flying to offshore rigs and doing formation evaluation over 2 to 7 day periods.
  - Through my career with Schlumberger I held 3 operational management positions. In my last management position, I had over 150 engineers report to me with approximately 300 additional support technicians and we brought in over \$1M/day. My proudest accomplishment as a manager was not increased revenue and margins but was developing & empowering my people. Watching their accomplishments and knowing you had a small part in the person they have become has always inspired me to grow my people.
  - I've also held several variations of Business Development Manager serving as technical advisor evaluating market needs and how to grow business. My most recent BDM position was working with the unconventional well market which is driving the USA back to energy independence.
- ❖ I served as President of HOA for Heatherstone Garden Club, a small Georgia community. We did something unheard of and rolled dues back 25%.

**Platform** If elected my focus will be on: enhancing value we get from our dues, controlling costs, pushing RML to provide better returns for its members, and getting more value and better relations with the Cobbly Nob HOA which we pay a significant part of. GGRC pays 18% of Village of Cobbly Nob Dues while using about 4% of the roads for access.