

## 2025 Election Candidates



**Frank Biddle** - I have lived in Warm Spring Knolls for 5 1/2 years. I am a retired civil litigator and a Cal State Fullerton graduate. I have a BA in French and a J.D. from Western State University College of Law. Returned peace corps volunteer/Morocco. Will make sure our rules are followed across the board including HOA board members. As your Board Member I will do everything to maintain our property values.



**Debra Clark – Incumbent** - Hi, my name is Debra Clark. I've lived here for a little over three years. My husband and I retired and moved out here because our only son moved out here with his wife and family and we got to be near those grand babies. I've been on the Board for two years. I came on the Board as secretary and now I'm the Keys and Calendar girl. I am running because I enjoy being involved in our community and keeping it safe and beautiful. I also enjoy tag teaming with facilities on taking care of our community area for Warm Springs Knolls. Calendar girl has a high interest in keeping our clubhouse and pool area beautiful. It can sometimes get a little hectic and overwhelming, like when we had several court dates to keep squatters out of our community and after all the hard work it paid off! It's worth seeing the finished product of whatever we're working on at the time. I enjoy praying and seeing prayers answered. I am a firm believer in that! I'm involved at our church and babysitting keeps us quite busy. I love to play games. Don't have many hobbies. I just try to enjoy the life that I have been blessed with.



**Glenn Ingraham** - Since moving here in 2013 I am proud to have played a part in making WSK a great place to live. I started by writing and producing the monthly newsletter in 2015 and went on to do so for seven years, most of that while still working full-time. Once I retired from my career in risk management, I served in various roles on the board including President (three years). During my terms of office, I did the work that needed doing by working with residents to solve problems, negotiating contracts with service providers, overseeing and/or assisting with major construction projects, dealing with lawyers over legal issues, and working with our sister HOAs on issues that affect us all such as rewriting and pushing through the tri-unit cost sharing agreement (Memo of Understanding). During it all, what I most appreciated was the chance to work with the great people of our community. Whether we were climbing around on the roofs to repair a vent or drain, digging up asphalt on Donoso to prove to EMWD that the water leak was their problem and not ours, or working with Bud, Chris, Henry, and Nancy to renovate the pool deck and parts of the spa building, it has always been the people that have made working for our community worthwhile. And now, after a two-year break, I'm ready to jump back in. Our residents need board members that work with the city to keep us safe and does the work necessary to ensure the improving value of our homes and amenities.



**Nancy Misko – Incumbent**. I have been your Facility Director for the last 4 years. I decided that I would like to continue on your Board and maintain the integrity and property values of our WSK community. I have been instrumental in remodeling our clubhouse and pool decking and always making improvements on the grounds. I have been involved in all aspects of our Board, including Secretary and Activities, and continue to learn more about the governing HOA laws which we must follow. I have a B.A. in Marketing from California Lutheran University and am retired from General Motors and the education field. I also held my CA Realtor's License for 20 years. I am totally invested in our Knolls community and always help when needed. We have a little piece of paradise up here and I enjoy volunteering my time to keep it beautiful and safe.



**Margaret Ortiz** – I have been involved with Warm Springs community for most of the 20 years that I have lived here. I have been on the Board for many of those years holding multiple positions. I am honest and trustworthy and will try to keep a calm approach to the challenges that occur being a board member. I would love to serve once again helping our community in any way possible.



**James Sebring** - I was the previous WSK Treasurer for over 4 years, in which time I took the HOA from paper checks and cash payments to modern payments by Credit Card and EFT – direct electronic payment from bank to bank, thus increasing the security of payments and accounting. I modernized the HOA financial Audit system, by reducing the time to complete from over an hour to less than a half hour, while increasing the accuracy of auditing. I was responsible for having the HOA invest money into CDs for increased interest earnings. As in the past, I will make an effort to improve our HOA in any way possible. I will strive to make the HOA open to your voice and concerns. I feel the Board is there to support our community as best we can through communication and leadership.