

STRAWBERRY RECREATION DISTRICT
118 East Strawberry Drive / Mill Valley / California
94941-2594
Tel # (415) 383-6494

SRD Board Special Meeting Notice and Agenda
Tuesday, September 23, 2025
Open Session 6 pm

Location: Strawberry Recreation District – 1st Floor Meeting Room, 118 E. Strawberry Dr., Mill Valley, CA 94941

Accessibility for Individuals with Disabilities

Upon request, District will provide for written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services and sign language interpreters, to enable individuals with disabilities to participate in and provide comments at/related to public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, auxiliary aid, service, or alternative format requested. Requests will be granted whenever possible and resolved in favor of accessibility.

1. Call to Order and Roll Call
2. **CONVENE IN OPEN SESSION:**
3. **Open Time for Public Expression** - Non-Agenda Items (limit: two mins per person).
While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda, and generally may only listen.
4. **OPEN SESSION AGENDA** – Members of the public may comment on any agenda item (limit: two mins per person).
 - A. New Business Items – Board members to provide brief updates
 - B. **Discussion/Action:** Consideration of applications for the vacant board member position. Two applications received from Doug Twillman and Aliza Hawkins.
Recommended Action: Interview applicants, discuss, and vote to fill the vacancy.
 - C. **Discussion/Action:** Administer oath of office to newly appointed board member.
Recommended Action: Administer oath.

Next Regular Session Board Meeting is October 14, 2025, at 6:00 p.m.



American Sign Language interpreters may be requested by calling (415)-927-5071(TDD) or (415)-383-6494(voice) at least 72 hours in advance.
Copies of documents are available in accessible formats upon request.

PLEASE NOTE: YOU ARE WELCOME TO USE A WORD DOCUMENT FOR YOUR RESPONSES TO THE QUESTIONS BELOW. PLEASE ENSURE ALL QUESTIONS IN THIS APPLICATION ARE ANSWERED.

Application Date Due: September 4, 2025 by 5 pm

YOUR LEGAL NAME: Douglas B. Twillman

DATE: August 18th, 2025

STRAWBERRY RESIDENCE ADDRESS:

62 Vista Del Sol

Mill Valley, CA 94941

PRIMARY PHONE: 415-606-1676

E-MAIL: dougwillman@comcast.net

YEARS LIVING IN STRAWBERRY: 25 YEARS LIVING IN MARIN 43 YEARS

INCLUDE A CURRENT RESUME OR CV WITH THIS APPLICATION

EDUCATION (college and above indicating degree(s) obtained, if not on resume or CV)

Institution - Please See Attached CV

Major _____

Degree Year _____

Institution _____

Major _____

Degree Year _____

IF NOT ON YOUR RESUME OR CV – PLEASE COMPLETE THE FOLLOWING QUESTIONS:

1. Work/volunteer/board experience (include organization, position, dates)
2. Do you have a child currently enrolled in SRD programs _____ yes X no
3. Which SRD programs/activities/memberships have you and/or your family members participated in?

- Quarterly / Annual Pool Pass, Tennis, Strawberry Vista & Neighborhood Events at the SRC

4. Please briefly describe **your story**, relevant experience, and qualifications for serving on the SRD Board of Directors.

My wife (Coni) and I have been residents in Strawberry for over 25 years. We are actively engaged in the Strawberry community – ranging from daily walks along the shore with our dogs, swimming 2-3 days per week at the Strawberry Recreation Center and attending Community events at the SRC – including Town Hall meetings from time to time.

I have served on and chaired numerous committees dating back to my Novato High School years as Student Body President (and organized several class reunions since then) to more recent roles at The Olympic Club where I chaired the Investments Committee (Cash Reserves, Defined Benefit Retirement Plan and Defined Contribution Plan oversight), volunteered at the 2012 U.S. Open as a scorekeeper and participated in over 30+ triathlon events (including Escape from Alcatraz) through 2019. I remain eligible to serve on the Olympic Club Board of Directors. Prior to that in the early 90's I served on the Corporate Programs Committee for the Security Analysts of San Francisco bringing over 20 CFO's of Public Companies to speak before member gatherings during a two year period. My community outreach has included volunteer work as a Dog Training Assistant at the Marin Humane Society and construction work at Novato Rotary's "NovaRo" senior housing and Boys Club facilities in the town I grew up in.

I am presently self-employed working in the capacity of fractional CFO for a San Francisco based commercial real estate investments company and recently as interim CFO for a Dallas, TX based commercial real estate investments company with over \$1B in assets under management. Previous work experience includes 14 years at Bank of America in structured finance, commercial markets lease originations and capital raising. Before that - five years in energy and environmental engineering.

5. Describe **why** you would be a good addition to the SRD Board.

I have a long and proven track record of participating on and leading committees. I am a good listener and strong problem solver. I am solutions oriented with a high degree of self-efficacy and accustomed to the vetting process in the interest of sharing ideas & opinions and bringing matters to successful resolution.

More specifically – my experience in financial planning and analysis (*managing to budgets*), capital raising (*material private and institutional funding*), construction management (*completing multi-million dollar projects on time and on budget*) and investor relations (*setting expectations and communicating project status*) provides a diversified base to draw upon that would well serve the SRD Board and Community.

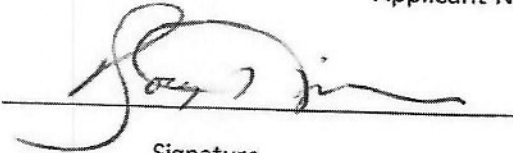
CERTIFICATION:

I certify that the information contained in this application is true and correct. I authorize and understand the following requirements:

- Verification of the information in this application
- My application will be included in the public record packet.
- As an SRD Board Member
 - I will be required to submit an annual Statement of Economic Interests (Form) 700.
 - Complete anti-harassment and ethics training every two years, as well as any other training required by the District, County, State, or Federal Government.
 - Adhere to the SRD Board Bylaws
 - Understand and adhere to all aspects of California's Open Meeting Law – The Ralph M. Brown Act.

Douglas B. Twillman

Applicant Name



Signature

Aug 18, 2025

Date

Thank you for your interest in serving on the Strawberry Recreation District Board.

Douglas B. Twillman, CFA – 62 Vista Del Sol – Mill Valley, CA 94941

WORK EXPERIENCE:

**2003
to Present**

Commercial Real Estate Investments – San Francisco & Dallas, TX
Dunhill Partners (www.dunhillpartners.com) & Dunhill Partners West
(www.dunhillpartnerswest.com)

Fractional CFO / Principal / Sponsor (2014-Present)

- Direct the company's financial planning and analysis, financial operations, cash flow management, capital markets, asset management and investor relations functions for a \$1B diversified commercial real estate portfolio concentrated in Texas.
- Create commercial real estate brokerage, investments and property management platforms to acquire / capitalize / manage office, retail and mixed-use properties totaling \$110M in Northern California.

→ Sample \$25M acquisition: <https://www.dunhillpartnerswest.com/services/investment/woodside/>

Bluewater Real Estate Investments, LLC

Ovation Real Estate Partners, LLC

Managing Member / Sponsor (2003-2014)

- Sourced, capitalized and managed apartment properties (197 units) in SF Bay Area & Midwest.
- Formed 7 LLC's, designed financial models and pro forma P&L projections, generated Private Placement Memorandums and raised \$5MM initial private equity capital.

Sperry Van Ness – Commercial Real Estate Advisors

Managing Director and Senior Advisor – Sperry Van Ness (2005 to 2009)

- Co-founded and staffed a North Bay commercial brokerage company while serving as CFO.
- Evolved affiliate relationship with Sperry Van Ness and served as National Asset Recovery Team member engaged in workout negotiations and troubled debt restructuring of apartment loans.

Bohan, Bertain & Company; Triarc Property Management

Co-Founder / Chief Executive Officer (2005-2011)

- Asset managed 500+ units with 20 direct / indirect employees. Responsible for company accounting & systems platform, operational workflow (incl. labor practices / compliance). Specialized in receiverships and troubled debt restructurings.

1989 - 2003

Banc of America Leasing & Capital Group – San Francisco & Los Angeles
Principal, Portfolio Manager (2001 – 2003).

Project Manager - \$14 billion investment in domestic & international leases (\$50k - \$500MM). Advised Senior Leadership on portfolio optimization and trading strategies.

- Led marketing & sales "strike team" on joint venture with UK bank leasing company. Educated sales managers on U.S. leasing structures and underwriting standards to be applied in UK market. Conducted business planning domestically and overseas.
- Developed user interface for parent / subsidiary portfolio reporting systems. Refined pricing tools and "hold/sell" models using NPV, Shareholder Value Added (SVA), and Economic Capital metrics.

Vice President, Lease Syndications (1998-2000).

Led single source and multiple-investor syndications for predominantly privately held companies with capital requirements ranging from \$5,000,000-\$25,000,000.

- Arranged, negotiated, closed 25 transactions (\$400,000,000+ equipment cost).
- Developed relationships with 45 nationwide institutional buy-side funding sources.
- Performed due diligence on management, industry and business strategy (with emphasis on company valuation and cash flow analysis under various financing scenarios).
- Named to serve on company-wide workflow efficiency task force during merger with NationsBank to integrate cultures, processes, systems and service delivery platforms.

Vice President, Commercial Market Originations Officer (1993-1998).

Successfully rejuvenated Los Angeles region by establishing a consistent and reliable means of delivering value-added lease financing to Bank prospects and customers.

- Originated, structured, and closed roughly 100 transactions (\$200,000,000+ equipment cost).
- Top Performer, two years. Achieved 100%-225% of production goal each year. Key success factor was organizational skills and ability to anticipate and resolve problems.
- Demonstrated capacity to deliver a broad variety of debt and true lease structures for middle market customers (solutions-driven marketing strategy) in a team environment.
- Educated clients and Bank managers on lease finance concepts. Twice recognized as leasing company delegate at statewide Commercial Banking Leadership Conference.

Financial Consultant – Financial Admin, Marketing & Pricing (1989-1993).

Responsible for treasury, A/R & A/P functions with a team of ten professionals.

- Re-engineered company's treasury and transfer pricing methodology (including use of derivatives) to protect margins.
- Created NPV-based pricing and profitability models for reporting and incentive compensation to sales officers and managers.
- Priced loans, capital leases, synthetic leases, true leases, leveraged leases for single investor and multiple investor transactions ranging from \$250k to \$150MM.

1986 - 1988

Bank of America Merchant Card Operations - San Francisco

Financial Analyst / Senior Financial Analyst / Financial Consultant.

Supervised & staffed a group of four professionals responsible for budgeting, forecasting, reporting and analysis of approximately 60 cost centers.

- Developed and improved automated financial reporting system for the division.
- Project manager responsible for all aspects of office relocation of 300 employees.

1983 - 1986

Consulting Engineer - (part-time work during undergraduate / graduate school)
Worked for three Bay Area-based and one Sacramento, CA-based engineering consulting firms contracting with private industry, state agencies, and local governments on various energy and environmental projects.

- Responsibilities included financial modeling, mapping, technical writing, engineering opinions, and Request for Qualifications / Request for Proposals for waste-to-energy facility studies.

EDUCATION / PROFESSIONAL DESIGNATIONS / AFFILIATIONS

- General Contractor Class B - State of California (License #969336)
- Real Estate Broker - State of California (Lic #01398055)
 - ✓ Present / Past member Marin Income Property Association
 - ✓ Member Bay Area Real Estate Information Services (BAREIS)
- Chartered Financial Analyst (License #141676)
 - ✓ Investment Committee Chair – Olympic Club of San Francisco (2012-2014)
 - ✓ Member - CFA Society of San Francisco; CFA Institute
 - ✓ Preferred Professional - Pensco Trust Company (Self-directed IRA's)
- MBA - Finance, University of San Francisco (1987)
- Bachelor of Science – Mechanical Engineering, University of California at Davis (1983)

INTERESTS / ACTIVITIES:

- SCUBA Diving (Advanced Certification) with my wife Coni – Southern CA, Caribbean and Hawaii
- Triathlons (30+) – Olympic Club of San Francisco – including "Escape from Alcatraz"

PLEASE NOTE: YOU ARE WELCOME TO USE A WORD DOCUMENT FOR YOUR RESPONSES TO THE QUESTIONS BELOW. PLEASE ENSURE ALL QUESTIONS IN THIS APPLICATION ARE ANSWERED.

Application Date Due: September 4, 2025 by 5 pm

YOUR LEGAL NAME: Aliza Rachel Hawkins

DATE: 9/4/2025

STRAWBERRY RESIDENCE ADDRESS:
17 Strawberry cir

Mill Valley CA 94941

PRIMARY PHONE: 310 347 6382

E-MAIL: Alizarhawkins@gmail.com

YEARS LIVING IN STRAWBERRY 1.5 YEARS LIVING IN MARIN 1.5

INCLUDE A CURRENT RESUME OR CV WITH THIS APPLICATION

EDUCATION (college and above indicating degree(s) obtained, if not on resume or CV)

Institution The Masters University

Major Masters of Counseling

Degree Year 2016

Institution The Masters University

Major Bachelors in Business Administration

Degree Year 2008

IF NOT ON YOUR RESUME OR CV – PLEASE COMPLETE THE FOLLOWING QUESTIONS:

1. Work/volunteer/board experience (include organization, position, dates)
2. Do you have a child currently enrolled in SRD programs X yes no
3. Which SRD programs/activities/memberships have you and/or your family members participated in? Rec Camps, Swim lessons, Tiburon LL, Theater

4. Please briefly describe **your story**, relevant experience, and qualifications for serving on the SRD Board of Directors. Answers to questions 4 and 5 included with application email.
5. Describe **why** you would be a good addition to the SRD Board.

CERTIFICATION:

I certify that the information contained in this application is true and correct. I authorize and understand the following requirements:

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Aliza Rachel Hawkins

Applicant Name



9/4/2025

Signature & Date

**Thank you for your interest in serving on the Strawberry Recreation
District Board.**

Dear Administration,

Thank you for considering my application. I have attached my resume and am including answers to questions 4 and 5 from the application below.

Although we have only been Strawberry residents for a short time it didn't take long to realize this is a special community that I want to be a part of. I believe I would be a strong addition to the Strawberry Recreation District Board because of my combined background in business administration, community engagement, and counseling. I bring a balance of organizational skills, financial awareness, and a deep commitment to serving people. My professional experience has equipped me with the ability to listen carefully, evaluate diverse perspectives, and build consensus—qualities that are vital for effective board leadership.

Beyond my professional skills, I have a genuine passion for fostering healthy, vibrant communities. I value inclusivity, collaboration, and transparency, and I am committed to ensuring that recreational programs and resources serve the broad needs of residents of all ages. My goal would be to help strengthen SRD's role as a community hub—supporting recreation, connection, and wellness—while also bringing a thoughtful and strategic approach to long-term planning and stewardship of resources.

Thank you again!

Sincerely,
Aliza Hawkins



Aliza Hawkins

Bringing a diverse background and a passion for helping others, I am dedicated to providing compassionate care, guidance, and support. Holding a Bachelor's degree in Business Administration and a Master's degree in Counseling, I combine strong interpersonal skills with evidence-based practices to assist individuals in need. Known for my ability to ask insightful questions and actively listen, I prioritize making others feel heard and understood. I am guided by a deep respect for the inherent value of every person and excel in fast-paced environments, where I effectively manage priorities and workloads.

EDUCATION

BACHELORS OF BUSINESS ADMINISTRATION

The Master's College
20052008

MASTER OF COUNSELING

The Master's College
20082016

SKILLS

ADMINISTRATION KNOWLEDGE

DOCUMENT PREPARATION + EDITING

NON-BIASED + EMPATHETIC

EFFECTIVE COMMUNICATION

EXPERTISE

TEAM BUILDER

CLIENT INTERACTION

TIME MANAGEMENT

IDEA IMPLEMENTATION

FLEXIBILITY

EXPERIENCE

Senior Account Specialist | Remote, CA

Rakuten Advertising North America | 2021-Present

- Provided critical service and support to over 130 agencies overseeing 575+ brands across North America, maintaining high levels of satisfaction and performance.
- Manage technical issues from submission to resolution, acting as a liaison between agencies and Rakuten tech support ensuring smooth project operations and system integrity.
- Built and nurtured strong cross-departmental relationships with tech, billing, accounting, and network development teams, enhancing collaboration and operational efficiency.
- Produce bi-monthly newsletters for 500+ recipients featuring new opportunities, insights on the current marketing landscape in North America, and key network updates.
- Recognized for outstanding interpersonal skills, contributing to a positive team environment and strengthening the company's reputation within the Affiliate Marketing industry.
- Demonstrated expertise in relationship-building and networking within the affiliate marketing industry, fostering strong partnerships that drive collaboration and business growth.

Marriage and Family Counselor | Torrance, CA

Lighthouse Community Church | 2019-2021

- Maintain a diverse caseload of individuals and families, addressing a range of complex issues including domestic violence, relational conflict, and emotional distress.
- Certified Victim Advocate: Provided trauma-informed support and crisis intervention for victims of crime; established and led a bi-weekly domestic violence support group, including developing curriculum and facilitating sessions with care and professionalism.
- Demonstrated a deep understanding of criminal justice and courtroom procedures related to domestic violence, ensuring informed and ethical client advocacy.
- Supported clients in processing emotions, navigating life transitions, and making thoughtful decisions about their future, with a strong commitment to confidentiality and ethical practice.
- Assess and help counselees experiencing systems of physiological and emotional distress.
- Managed complex casework efficiently while maintaining composure and professionalism in urgent or high-pressure situations.

Conference Event Planner | Los Angeles, CA

BCDA SoCal | 2014-2015

- Developed conference themes and curated schedules for all featured speakers, ensuring a cohesive and engaging program.
- Coordinated comprehensive event logistics, including accommodations, transportation, catering, signage, audiovisual needs, special accommodations, decorations, and security.
- Designed and executed marketing strategies across social media platforms; implemented communication systems using Constant Contact to increase event visibility and boost registration.
- Planned, designed, and successfully delivered conferences, managing all aspects of project execution within defined timelines and budgets.
- Served as primary liaison with conference attendees, identifying needs, addressing concerns, and ensuring a high level of participant satisfaction.
- Managed key operational details, including financial oversight, distribution of promotional materials, and timely responses to participant inquiries.

Real Estate Appraiser | Lancaster, CA

Pacific State Appraisal | 2007 - 2012

- Collected, verified, and analyzed data on residential properties, including measuring structures, conducting exterior and interior inspections, photographing properties, evaluating market sales, and assessing architectural quality and property use.
- Assisted or conducted internal or in-house appraisals and valuations of single-family residences.
- Monitored current real estate market trends and assessed their impact on the Southern California commercial and residential real estate sectors.
- Used strong written and verbal communication skills to produce written appraisals for clients, government agencies, or companies.
- Performed comparative market analyses to determine property values, ensuring alignment with market benchmarks and client expectations.
- Built and maintained positive, professional relationships with local realtors to support market research and appraisal accuracy.

References available upon request

EXTRAS

COMPUTER SKILLS:

Microsoft Office: Word, Outlook, PowerPoint and Excel
Database Management: Salesforce, JIRA
Ticketing
Marketing skills: Social media
Design Programs: Adobe Acrobat, Canva, Lightroom

CERTIFICATIONS:

Certified Victim Advocate

HOBBIES:

Home Design
Travel
Following Real Estate Trends

FAVORITE QUOTE:

"I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel."
-Maya Angelou

CONTACT



310.347.6382



AlizaRHawkins@gmail.com



Mill Valley CA, 94941