



BOARD CANDIDATES

Debbie Garrison



Brian Morris



Sharon Ball



Sony Nguyen



and introducing

Denise Zirkle



FOCUSING ON:

WE NEED HOA BOARD COMMUNICATION!

✓**OTE** There are so many stories of our HOA management company (CID) and our Board of Directors failing to communicate important information to *we the homeowners* it's astounding.

✓**OTE** This is consistent with general news, dues increases, policy changes, board meeting notices, or just simple responses to our questions. The silence is deliberate and contrary to the contract with our HOA management company who bill their services to Town-homes in excess of **\$24,000.00 per year**. And even more.

✓**OTE** The current Board of Directors (President Chelsea Reuter, TJ Dee, Karin Collins, and Robert Schuett) continue to hide behind the COVID era INTERNET ZOOM app. to avoid facing *we the homeowners* in person. As added protection they changed the Board meeting time to 1:30 PM, intermittently switch meeting dates, and changed meeting frequencies to bi-monthly. Few are aware of the meetings, have ZOOM, or are home. **THIS POLICY SHIELDS WE THE HOMEOWNERS FROM ATTENDING MEETINGS WHICH IS PROBLEMATIC!**

RECENT EXAMPLE

✓**OTE** On June 12 our insurance broker and our Board of Directors were notified our wildfire insurance would be canceled on September 1. Our Board did not notify *we the homeowners* until July 25 (6 weeks later).

✓**OTE** This left only 5 weeks for *we the homeowners* to launch a significant effort to find an economical alternative. Some homeowners must prepare for a \$2,100.00 surprise. They will go without something else.

✓**OTE** This delay was not a mistake, but deliberate. It's identical to how the same players (our Pres. Chelsea and our insurance broker) delayed Miramonte's increase except they only gave them 5 days notice! In both cases the delays resulted in no competition so the broker booked the new policy at full commission. This resulted in Chelsea Reuter's CPM for Miramonte and the same broker being fired by Miramonte and replaced.

✓**OTE** Our Board scheduled their first "in person" meeting in a year to explain our predicament. The broker and also an attorney with CPM attended. He made money, but the attorney offered nothing. Our Pres. Chelsea explained our delay as; "I didn't know what to tell the homeowners". The Board pushed through a new policy.

✓**OTE** Also present were about 15 out of 121 homeowners complaining they were never notified of the meeting. That night they learned something. They and perhaps "you" are not on the CID or the board's email list. "You failed to complete a permission form that you never knew existed. An information control policy."

✓**OTE** The newest posting of our Townhomes financial information and minutes is May of 2024. This is October.

As we have done in the past, the new board will communicate often on the Townhomes business. The new board will manage our finances carefully, reinstate the 3-Bid Rule, and all with transparency. Our success is proven by the results of our prior administration. We lowered dues, not increased them. We are your neighbors with the experience to successfully manage and without the attitude or ego.

✓**OTE** **ALL FIVE TOGETHER:** Debbie Garrison, Sharon Ball, Sony Nguyen, Denise Zirkle, and Brian Morris