

## State of the HOA

HOA Members,

My name is Bill Priebe and as of Monday night Nov. 17, I am the president of the HOA board.

The board consists of Steve Shook (VP), Darla Wigart (Treas), Galen Pape (Architecture), Crystal Dawson (Sec), and Mike Worsely (at large).

There are a couple of things that I want to make clear before I dive into the specifics.

1) Transparency, transparency, transparency. The board is not the HOA, you are. We all accepted volunteer positions to help you (us) manage dues, common grounds, and expenditures. We will never hide anything from you because in the end it all falls back on the HOA.

2) Going forward, the board will only deal with facts and data. This is the only way we can make informed decisions on your behalf.

3) Most of the members on this board are brand new. We are working as fast as we can, in the time we have available to ensure that this HOA is where it needs to be. That being said, and you'll understand this better as I go through the details below, this will not happen overnight.

4) Please be patient. We want things taken care of as much as you do.

I will now go through the facts as we know them today (in no particular order).

### A- Financial Accountability

- Our goal is clear: to restore confidence in the board through responsible stewardship.
- Darla Wigart with the volunteer aid of an accountant in our community are collecting and deciphering bank data to support the best past financial picture they can.
- Bills were paid late and penalties accrued.
- Over the past three years complete financial reports have not been available to the HOA.
- Over the past three years we switched banks
- Over the past three years we switched accounting software
- At the last board meeting, Darla submitted and the board approved a monthly financial report.
- my note: see notes 3 and 4 above. The first monthly financial report being submitted is a good sign going forward. As pieces of the past become complete, they will be available to the HOA.

### B- Covenants Compliance

- Our goal is clear: to restore confidence in the board through compliance.
- my note: see note 4 above. Steve Shook is heading this up.

### C- HOA Liability Insurance

- Bills were not paid and our policy lapsed
- my note: Our most immediate concern. Steve Shook and I are taking this on.

### D- Meeting Agenda / Minutes / Procedures

- Our goal is clear: to restore confidence in the board through compliance to the bylaws.
- Crystal Dawson has been taping the meetings and providing in depth meeting minutes available to you
- I will have the next meeting agenda available one week prior to the next meeting.

### E- What we don't know

- my note: This looms large and can change any or all of the facts as we understand them today.

After two days on the job, this is the best and most transparent data I have to share.

Respectfully Submitted,

Bill Priebe with concurrence from the board