

I am running for the Board of POHOA to help guide us to best practices for building a better HOA. I believe this requires 3 core elements:

- Transparency
- Education
- Justice

We have improved since 2018, but the Board and Committees still operate opaquely through email (ACC) and unannounced Actions Without A Meeting without allowing homeowners to participate before votes. I advocate full transparency.

Document Revision: We need to remove subjectivity from our documents giving rise to disputes, a hostile environment, and litigation. VF Law found our documents useable and cited no urgency for this expensive >\$10k project. We need a Board that differentiates between legal advice and legal direction and weighs alternate legal opinions.

Meanwhile, we struggle with the basics of landscaping and snow removal. While contractors and market conditions have been blamed, competence is at issue. I advocate adjusting our contract criteria and timelines, and consider equipment purchase.

I believe to build a better HOA, we need to prioritize:

- A Homeowner's Bill of Rights
- A Plan of Compliance
- Structured Education for Board & Homeowners
- Reform/Limitations on Fining/Foreclosure Process
- Schedule of Fines Proportional to Infraction
- Free/Inexpensive Alternative Dispute Resolution
- Establish a Quid Pro Quo and Hostile Environment Harassment Policy (as recommended by CAI's Jan 2021 White Paper)
- Consider Legal Advice from Non-CAI Attorneys

My advocacy is the result of 3 years of work with legislators and experts in moving us towards the best possible HOA experience. More detailed info is available at [www.poudreoverlook.com](http://www.poudreoverlook.com).

Sincerely,

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