



Andy Mowery <pohoaandy@gmail.com>

Lack of Transparency and Violations in HOA Bookkeeping Contracting

Andy Mowery <pohoaandy@gmail.com>
To: Andy Mowery <pohoaandy@gmail.com>

Thu, Jul 10, 2025 at 11:33 AM

----- Forwarded message -----

From: **Andy Mowery** <pohoaandy@gmail.com>

Date: Thu, Jul 10, 2025 at 11:19 AM

Subject: Lack of Transparency and Violations in HOA Bookkeeping Contracting

To: Poudre Overlook at FtC <atftcpoudreoverlook@gmail.com>

Cc: <naquetta@ricks4co.com>, Morgan Anker <aide.hd40@gmail.com>, <rep.brianna.titone@gmail.com>, Altmann - DORA, Nick <nick.altmann@state.co.us>, Saja Hindi <shindi@denverpost.com>, David Graf <dgraf@moellergraf.com>, Keith W Knight <keithk1660@icloud.com>

Dear POHOA Board,

I'm writing to raise serious concerns regarding the Board's management of bookkeeping services, and the repeated failure to follow basic fiduciary and legal standards in the use of member funds.

In April 2024, I contacted 38 qualified QuickBooks professionals — many of whom offered to do our books for **\$320–\$400/month**, with full services. Yet the Board continues to pay Jennifer Hutchinson **\$500/month**, without:

- Soliciting competitive bids
- Issuing a request for proposals
- Soliciting volunteers
- Producing a written contract

This is not theoretical. In 2023 and 2024, document requests asking for the Hutchinson “contract” were met with the response that **no contract existed** — only a verbal agreement. Yet in July 2025, the Board claimed that her “contract” had been transferred to Keith Knight by Action Without a Meeting (AWAM). If a contract exists and was assigned, it must be disclosed. So must all records of bids and negotiations on price and scope of contract.

Furthermore:

- Ms. Hutchinson **signed the POHOA Conflict of Interest policy**, then the Board voted to approve her own dual role.
- The Board formally approved this arrangement **without bids or public member vote**.
- On July 9, 2025, the Board **transferred her role to Keith Knight by affirming a decision made outside a meeting at some prior date (no records posted on website)**, again without any open call for volunteers or price comparisons.
- Clay Jones maintains **exclusive control of all vendor selection**, including who gets contacted — with no Board oversight or alternate signatories.

This violates multiple sections of Colorado law:

Issue	Violation
Contract secrecy	C.R.S. §38-33.3-317 (Records and contract inspection)
No bid or RFP process	C.R.S. §38-33.3-209.4 (Owner participation in fiscal matters)
AWAMs not disclosed	C.R.S. §38-33.3-308(4) (Transparency of board actions)
Conflict of interest	IRS governance guidance for nonprofits + POHOA's own policy
<input type="checkbox"/>	

At a time when the Association is citing "insufficient reserves" to justify special assessments, **overpaying for internal services with no competition or review is unacceptable.**

I formally request:

1. A copy of any contract, scope of work, or written agreement with Hutchinson and Knight.
2. A record of all bids or volunteer solicitations for bookkeeping.
3. A copy of the AWAM referenced on July 9, 2025.
4. A written explanation of how these decisions comply with CCIOA and the POHOA governing documents.

This is a matter of legal compliance, financial stewardship, and basic fairness.

Sincerely,
Andrew Mowery

----- Forwarded message -----
From: **Andrew Mowery** <andrew.p.mowery@gmail.com>
Date: Wed, Apr 10, 2024 at 4:05 PM
Subject: Re: Fwd: HOA bookkeeping needs
To: Clay Jones <joneswv66@gmail.com>

Clay,

Last night you all agreed that it was OK for ANY homeowners to get quotes to submit to the Board.

Unfortunately, the Board doesn't have any authority to restrict homeowners in this capacity, even if that wasn't said out loud last night. And, since you have no current relationship with them, they aren't "vendors" anyways. I can talk to whomever I please, including researching whether or not you are spending 50% more than you need to for the same services. I already have 3 bids (out of 38 bookkeepers contacted) in the first 2 hours.

I would think you might have some gratitude for doing the legwork since this would save everyone money. Apparently, the hiring of Ms. Hutchinson without a bid is motivated by something other than the financial interest of the members. She certainly isn't giving us the best price.

And, Gloria definitely absolutely said \$4000 on 12/14/22, which is about where these new bids are all coming in. (\$3800-4500 so far). I haven't had a single person suggest it should be anywhere close to \$6000.

<https://youtu.be/Nfut5XAP9Wc?t=720>

Please do not suggest any further that you control who I can or cannot contact if there is not an existing relationship. It's ridiculous.

Sincerely,

Andy

On Wed, Apr 10, 2024 at 3:14 PM Clay Jones <joneswv66@gmail.com> wrote:

Andy,

You are not authorized to contact outside vendors.

Clay

On 4/10/2024 12:21 PM, Andrew Mowery wrote:

Clay,

Here is someone with 18 years experience saying they can do our books for as little as \$320 per month, and are confident that the autopay can be resolved quickly - the cost would come from mismatched payments, if this has been going on for some time. If there is not an issue with mismatched payments, then she would simply get the details and escalate to Office of the President for full resolution.

Since her quote could save us 33%, I think that's worth our time to investigate.

Sincerely,

Andy

----- Forwarded message -----

From: accountantdirectoryleads@intuit.com <accountantdirectoryleads@intuit.com>

Date: Wed, Apr 10, 2024 at 12:17 PM

Subject: HOA bookkeeping needs

To: <andrew.p.mowery@gmail.com>



Justine Helminiak sent a reply.

Reply

Subject: HOA bookkeeping needs

Good afternoon Andy,

Thanks for your inquiry, and phone call.

In regards to the automatic payments issue, I would need more details to provide you a quote to unravel and fix the issue. What I can offer right now is, you cannot turn off automatic payments. If an invoice is automatically sent out, then a homeowner can set up an auto payment to pay the invoice, so

this issue can remedied. It sounds like this has been ongoing ; therefore, the next piece of the puzzle would be to determine if the payments that are coming in, via other payment types, are being correctly matched to the homeowner invoice. Once I can diagnose what the breakdown is specifically I can then determine the fix and provide a solution. This project would be charged on a time basis at \$80 an hour. From past experience, a project such as this could range from \$500 - \$1,600. The determining time factor would be how far back any mis-matched payments go and the unraveling of such to reconcile your books.

If you are also interested in regular monthly bookkeeping, I can provide a monthly quote dependent upon the scope of your needs. If your needs are monthly reconciliations, ensuring homeowners payments are matching their invoice, and a few vendor payments, I would expect your monthly fee to be in the \$320-\$400 range. This can be solidified once the full scope of the work is determined.

As an accountant, I have been in business as an independent contractor

since
2006, and have been a QuickBooks ProAdvisor for these 18 years. For the
past
5 years, I have used QuickBooks Online exclusively. I have clients in 4
states, so primarily work remotely from my home office.

Thanks again for reaching out. If you would like to move forward, I am happy
to jump on a Zoom call, or given I am also in Fort Collins, I am happy meet
you to further discuss your needs. From there, I can send over a Letter of
Engagement.

Regards,

Justine Helminiak

Books by Justine

Accounting for Small Business

219-743-4776

----- Forwarded message -----

From: accountantdirectoryleads@intuit.com <accountantdirectoryleads@intuit.com>
Date: Thu, Apr 11, 2024 at 9:00 AM
Subject: Thank you for contacting me
To: <andrew.p.mowery@gmail.com>



Lauren Judge sent a reply.

Reply

Subject: Thank you for contacting me

Good Morning, Andy,

Thank you for reaching out to me.

I charge a monthly rate. My starting rate is \$320.00/month. If you would like to set up a call or in person meeting please let me know.

Have a beautiful day!

Lauren M. Judge CPB, CPS
LM Judge Bookkeeping Service LLC
1281 E. Magnolia St D-1046
Ft Collins, CO 80524
970-306-7772

lauren@lmjbks.com

www.lmjbks.com