



When I first came to Dubois seven years ago, the openness and beauty of the landscape impressed me greatly and was a big reason for purchasing our property in ULWS. It was also how the neighboring properties were maintained and cared for. Owners have pride in ULWS and it shows. The primary reason I'm running for the board of the Upper Little Warm Springs is to insure the integrity and beauty of the community is preserved. I want to serve the HOA community.

I served on the board previously for two years which introduced me to the workings of the ULWSA HOA and the community. This experience qualifies me to return to the board. During my tenure on the board I participated in bringing the HOA back from dissolution, which was a two year process and involved getting 75% of the property owners to agree to reinstate the HOA. Engaging and talking with owners about the importance of the HOA association to the community led to an understanding of what many felt is important. "Keep it simple, use common sense and don't change what isn't broken." Much was learned from this experience.

If elected to the HOA board, I would like to return the simplicity that previous boards embraced. Managing the ULWSA isn't a complicated endeavor. The board should be fiscally responsible, enforce the covenants, and maintain the roads. Board meetings should always be open and owners should be able to voice their concerns, ask questions and get an honest response.

When the ULWSA website formation was first discussed, I was on the board, it was to be a place where the community could access information concerning the subdivision and have a forum to ask questions. After two ULWSA website interactions, all we have is a sounding board for the HOA board. It's a one way street, you get to hear what they want you to hear. The website should be opened up to the community.

Trust that I will be an HOA board member that will work to preserve the community we all find alluring and beautiful. The second page of this communication outlines some of the HOA issues that concern me and hopefully will concern you.

Thank you for your consideration.

Jim Good

### **ULWS Covenants**

The results of a recent survey conducted by the HOA said 80% of ULWS owners want the property covenants upheld. Without compliance and enforcement, the covenants lapse and become useless. If ULWS owners read, understand and abide by the covenants, there are no conflicts in the community. On the other hand, if owners ignore or try to subvert the covenants, conflicts arise. Most times these misunderstandings can be resolved by talking through the issue and requesting compliance. But what happens when an owner refuses?

Why is this important? Because the current HOA board has recently adopted a posture of abdicating responsibility for covenant enforcement to the property owners. This is a mistake and a reversal of four decades of HOA board authority and duty. If a property owner refuses to comply with the covenants it is the charge and duty of the board to enforce compliance. In the past, the HOA board was the mediator when there was a conflict and would work to resolve. The current HOA board policy pits neighbor against neighbor. Does a property owner have the financial resources to hire an attorney to enforce a covenant violation when an owner refuses to comply? If elected, I would work with other board members to ensure covenant enforcement.

### **ULWS Board Bylaw Adoption**

There has been a lot of talk about the openness and transparency of the current HOA board. I believe the opposite. The adoption of the new HOA board bylaws is a good example. Supposedly, they were put through a thorough community review, discussed at numerous meetings and were the result of extensive collaboration. However, the meetings were scheduled when many owners were absent from the subdivision which resulted in poor attendance and the remote audio connection was so flawed that owners logging in were unable to properly hear the discussion. The input of these meetings and the new bylaws were never posted for the community to review and comment prior to board approval. Even current board members were only given two days to review. Why are there a large number of owners concerned about their content and validity? Because they were blindsided. If the HOA board received community and legal input, why is the content flawed? If elected, I would move to revert to the old bylaws until there is a valid community and legal review. If we operate by the current adopted bylaws, the community will have to wait until the HOA annual meeting next year to change or amend. This is unacceptable.

### **ULWS Board "Closed" Meetings**

Another instance of the lack of transparency of the current board is the recent appointment of a director to the board. It was done behind "closed" doors without community input. Qualified candidates with board experience were passed over. Because these candidates were female, there should have been more of an effort by the board, all men, to consider their qualifications and experience so the board could be more balanced. A man with no HOA experience and less tenure in the association better qualified? Is this reflective of the community? Are there no women in ULWS? Meetings with major issues affecting the association should be open. If elected, I would move the board to have its meetings and discussions open to the HOA community.

### **ULWS Annual Meeting**

Why is the HOA annual meeting scheduled for the September/October timeframe? Previous boards knew that many owners leave the subdivision in the fall and therefore scheduled the annual meeting in August so they could attend. Does the current HOA board have a bias with part-time owner/residents?

The above issues illustrate that the current HOA board needs to be replaced. If elected as an HOA board member, I would be a positive and open voice to the ULWS community.