

Dear Members of the Community,

Many of you do not know me as my husband and I like to keep to ourselves. Although we moved here from Texas five years ago, I do have deep roots in Wyoming. This is not just a place we ended up at after vacationing. I've spent many years of my childhood roaming the wild, open spaces of the state, from the beautiful Red Desert to the lush, National Forest systems. I have an extremely busy career as an Environmental Scientist for an international firm, which includes a portfolio of numerous, multibillion dollar clients. You may be thinking "why does this even matter?" It matters. It matters because multibillion dollar organizations listen to me. They trust me, and they trust my moral, and ethical character. They trust I will not lie to them or deceive them because if I did, I would not have job.

Let's perpend: The ULWSA website (which by the way is not a secure site, and appears to have stringent limited access, subjectivity, and a lot of bias), states the following:

Signed into law as WY Stat § 8-3-123 on March 3rd, 2010. Wyoming is the first state to adopt a code of ethics BY LAW. The text of the statute provides:

*(a) The code of the west, as derived from the book, Cowboy Ethics by James P. Owen, and summarized as follows, is the official state code of Wyoming. **The code includes:***

1. *Live each day with courage;*
2. *Take pride in your work;*
3. **Always finish what you start;**
4. *Do what has to be done;*
5. *Be tough, **but fair**;*
6. *When you make a promise, keep it;*
7. *Ride for the brand;*
8. **Talk less, say more;**
9. *Remember that some things are not for sale;*
10. **Know where to draw the line.**

Now first of all, I am rather certain that very few in this Community were born and raised in Wyoming. There are several part-time residents, and few full-time residents, that probably genuinely do not care what the "Code of the West," is nor have some delusional thought of being a "Cowboy." Having horses, wearing boots, and a cowboy hat does not make one a Cowboy. True Cowboys and Cowgirls are rare, salt of the Earth, genuine souls who understand hard work, have a solid moral compass, and absolutely know right from wrong. I can only think of one individual in our Community who fits this, and that person is truly genuine. So, let's not delude ourselves, shall we? Most of us are here for the views, nature, and outdoor lifestyle. Moving on, I will start with "Code 3:" Always finish what you start. In looking around from my front porch, I see at least ten covenants that have been in violation for well over a year, and in some cases, for five years, with zero progress being made to correct those violations. How about that irony? But yes, finish what you start. Further, take a look at "Code 5:" Be tough but fair. Fairness. Now that is a loaded word. Fair by who's opinions and thoughts? Or fairness according to the law? Let that word sink in for a while as you think about the current HOA board. Moving on to "Code 8:" Talk less, say more. My grandfather always told me those who speak the most have the least to say, and he is an intelligent, well-educated man. Apparently, there is a lot of talking going on about this HOA as it is known throughout the state as one of the most

contentious, which is rather embarrassing for the Community. Finishing up we have “Code 10:” Know where to draw the line. I am asking the Community; do you know where to draw the line?

If you do know where to draw the line, then you understand change is needed. You understand the need for a Board that will actively listen to you. You understand that By-laws cannot be changed to suit the needs of a few, without regard to laws, regulations, and without an attorney’s review. An attorney that is fully vetted and approved by the entire Community.

Managing a HOA is not rocket science or brain surgery. It does not need to be “ran,” it only needs to be managed, and managed by those whose only interest is to ensure the Community covenants are followed. My husband and I have zero business interest within the Community. My goal is to create a Community where ALL have a voice. There is no need for a HOA if the HOA is only going to pick and choose which covenants they want to enforce in direct correlation with whom they are friends with, and what financial gains they will individually have. As such, why even have an Architectural Committee when not all covenants are followed? One more point about the Architectural Committee I could not help but notice; it consists of individuals who clearly know nothing about how to build or where to build given soil conditions, erosivity, wind and precipitation, and let’s not even get me started on reclamation efforts once construction is completed. But perhaps that is part of the deal; approve plans that will fail, circle back to purchase even more materials from a “local” business that will in fact continue to line the pockets of certain individuals on the current Board. Regardless, do you think I will trust them to “approve” anything that anyone wants to build?

I do not care if you vote for me or not, I’m not in this to make friends. What I do sincerely care about is that everyone within this Community is treated fairly, with an equal voice, whether you own 20 lots or one lot. Nobody’s voice in this Community is weighted more than any other. Nobody has that kind of power in this tiny HOA, is this tiny Wyoming town. And even more so, nobody cares who you are or where you come from, only that their voice is heard, and everyone has the right to decide what happens here. This is not a dictatorship, and it’s time step away from high school, childish antics, and behave like grown adults. You would get the following from me:

- Equal treatment without censorship. You speak your mind, good or bad, and I will listen.
- I will push for quarterly Board meetings as people have more important things to do with their time than being required to go to HOA meeting every month.
- HOA meetings will be held in public buildings, not churches. This ensures everyone will have equal access as churches are not considered public buildings, therefore churches do not have to follow such laws as the ADA. Let that sink in!
- During the HOA meetings, you will have however much time you need to convey your thoughts and be heard. Even if it takes all day, and having food brought in. This is **YOUR** time. Meetings will be accessible to **ALL**.
- Advocacy for change: Lot ownership should not correlate to the number of votes one is allowed. One landowner, one vote. Period.
- Clear, accessible communication platform that is indicative of the entire Community’s voice, not just a select few.
- A true Community website that includes all archival history, including all the by-laws, amendments, HOA meeting minutes, financials, covenants. I am talking about 110% transparency. There are many, many platforms out there that are free to non-profits. This doesn’t need to be 100% controlled by one Board member, that is absolutely false, and absolute discriminatory to the Community.

To quote the “President” in his communication regarding the website,” The Board approved my offer to donate and develop a CiviCRM-based web site for the Association....” To be clear, this is not a gesture of good will or good faith, this is a person taking advantage of others that do not know any better. As previously aforementioned, many web site platforms are available for free, which are secure, and we will start from scratch with this, as well as have very user-friendly, interactive format in which the entire Community can participate.

- Objectivity and fairness. To reiterate, I do not care about who is friends with whom, nor do I care about making any friends. I only care that everyone is heard, and communication is clear.
- Revamping of the Architectural Committee: When structures are being approved, the adjacent lot owners will be consulted as they are impacted. The Architectural Committee **MUST** have demonstrated knowledge and understanding of architectural aesthetics, and how it impacts the community. Furthermore, **NO** person will be allowed on the committee who has a personal business interest in such.
- Revamping the Communication Committee: What exactly does this committee do? It clearly does not communicate nor have any activity with the Community website.
- Regarding the Social Committee: What exactly does this committee even do? Are there Community wide events? When? Where?

In closing what I can say is this: Every person that has moved here has been given a copy of the covenants. In moving here, all of us have agreed to the covenants because we want to live in a mountain community and enjoy the scenic viewsheds. If the HOA is not interested in enforcing covenants, then the HOA is not needed. Regardless of who you vote for, be sure the voice you choose will advocate for you, your property, and the entire Community. Otherwise, what is the point, and we should just get 75% of the property owners to disband the HOA.

Kind regards,



Jen Hazeldine