

Board Members

I would greatly appreciate it if you take time to answer my questions?

Looking at budget it says net income is 102 there are a couple columns that are zero when there should be an amount:

No Euchre fees

No fines or late fees

No clubhouse rent

No past due dues

There is pool renovation 3000 and then maintenance 17500.

How did you arrive at such a high amount for maintenance?

It doesn't seem like sound business judgment to allocate this much money on one item.

The way the budget is of course we don't have enough money to fill in the blank areas and budget a realistic number for pool maintenance. You may still need to raise dues but not 60.

$400 \times 60 = 24000$

You could probably do with half of this.

The budget needs to reflect where you plan on allocating those additional funds.

I appreciate your letter of explanation for the increase but does not make your actions legal or ethical. What it does is rationalize and justify your decision.

This doesn't sound like you are practicing "sound business judgment" or using common sense?

Questions and doubts and distrust from the community arise when there are a lot of unanswered questions?

In 2022 over \$11000 was spent on pool

In 2023 over \$8000

In 2024 budget over 17000

If you had a pool and took 20000 in maintenance for one year what would you do? Please research Fiduciary Duties These duties are not always spelled out in the law but covered under Fiduciary Duty.

Why can't we allocate a reasonable amount for the pool per year once the allocated funds are used up then the pool gets closed just for that summer.

I have a question on this transaction Maintenance of Members Property

In 2022 \$390 was spent

2023 \$300 was spent. We don't own property. | What are these payments?

Why don't we have 2 signatures on our checks?

This is a safety net for community members and whoever writes the checks.

Since we've lived here I have tried to get the board to be more than 700 transparent. I know this is not happening because members get information in bits and pieces. Some people know this, others know that and some info is just rumors. Being transparent eliminates this from happening.

All boards say they want the community to trust them and attend meetings. Trust is earned by ethical behavior and is a two way street.

## **Responses to Member's Questions/Statements (received 1-22-2024):**

Section beginning with "Looking at budget . . ."

- These are not guaranteed income monies, thus the reason for the "zero" columns.

Section beginning with "There is pool renovation . . ."

- An explanation of pool repairs/renovation will be available after 2-5-24 meeting.

Regarding the next 4 paragraphs . . .

- Per law, we are allowed to increase dues by up to 110%; the increase to \$280.00 is an increase of 27.272727% (\$280.00 divided by \$220.00).
- As per verbally stated by Scott Wahl during the December 2023 and January 2024 monthly meetings, and included in the subsequent minutes, the pool budget is high due to the necessary and upcoming pool repairs.

The paragraph/question regarding "Maintenance of Members Property" . . .

- The Board needs additional detail because this account name does not exist in the budget.

The question of "Why don't we have 2 signatures on our checks?"

- Since 2018, we have 2 signatures on our checks.

Last paragraph regarding the statement that the Board is not transparent . . .

- We hold monthly Member meetings.
- We post monthly meeting minutes on the SHOA site.
- We post financial reports on the SHOA site.
- We provide information/documents as per Member email requests.
- We provide answers to Member questions received via email and walk-ins (to the office).