

Questions for Board Candidates

Name and Date: **Greg Valdez**

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Question #1

Which of the following statements represents your view on the current state of the POA and why?

1. We have a good POA. We don't need to change anything.
2. We have a good POA. We should strive to make it better.
3. We have serious issues to fix in our POA

We have a good POA, can make improvements, and we have issues to address. We have an excellent start from the inaugural Board.

We have 1000 more homes to build and the ARC process is critical. I understand from the ARC Team, they need more time to evolve to a steady state. We need to continue the development of the Quadvest Water system to avoid outages like this last year and to avoid having to stop construction for the water system to catch up. We need to fully complete transition items like mail boxes, Lonestar Park, Dipping Vat entrance, POA land turnovers, Section 15, and any other open items. There is also continued development of our relationships with support organizations in the County.

Many property owners are also asking for more access to Board decisions and communication, and a better understanding of the ARC and CCR processes. We can get that addressed too.

Question #2

The following is one definition of POA transparency with the community. What is your definition of transparency and do you believe POA transparency with the community is important?

Transparency, as it applies to a POA, is operating openly, visibly, and with integrity; being reliably honest and forthcoming about services, maintenance, decisions, and funding, and as such, it promotes a partnership with all property owners. All of a POA's actions should be scrupulous enough to bear public scrutiny. A transparent POA invites property owners to open meetings, welcomes their input and feedback, keeps community websites updated, and promotes public two-way communications.

We are an association of neighbors. I can pledge support to the definition above and what my fellow neighbors ask for. I have had the opportunity to help on tax, road, ditch, water, safety, fire, pipeline, wildlife, infrastructure, communication, and survey items this last year. I think we need more community involvement and help. We have the expertise out here. This Board is a service and coordination team for the community.

There are certain items legally that need to be tightly managed as Texas Law sets out. But even this information can be summarized and privatized for sharing.

When I a ran a year ago, I was advocating for a survey process to be implemented. I helped build one the Board has been considering. I would like for our surveys to share what is happening, pro and con analysis, and get community input before decisions are made.

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Question #3

How should a POA handle situations where a majority of board members are opposed to an action but the majority of property owners are in favor of that action? For example: The board is opposed to building a tennis court but a survey with 1200 respondents indicates 75% are in favor of a building a tennis court.

The Board exists as an organizing body of the neighbors and needs to be representative of the Community. The Board is responsible for carefully considering all aspects of a Community request including but not limited to the aspects of cost, logistics, safety, maintenance and legal.

I would have to vote for what the Community drives. I think the Board has a responsibility to properly frame the issue, provide expert information, create dialog, get input, and even allow a surveying or voting process for major items.

I am not sure this situation should occur. If the Board has the same information that the majority of the Community has, why would the direction be different? I understand there are differences of opinions and a decision needs to be made, but how could the Board ever overrule an "informed" 75% community direction?

Question #4

Should a survey of property owners indicate a solid majority wants open public two-way communications between the board and the community, please describe the specific methods you would use to accomplish this task. What safeguards, if any, would you propose to ensure all communications are done in a respectful manner?

"Two-way communication" can be public or private with a one-on-one interaction with the board. Both public and private communication have advantages and disadvantages. Currently everyone has one-on-one private communication with the board such that any sensitive or personal information is not broadcast to everyone as in a public communication. Public one-on-one communication by definition will allow everyone to see your business and ask questions. Be aware that this public communication comes with a caveat.

My premise is that we are neighbors with thoughtful and diverse ideas that need to be heard. We are spreading out into at least 4 communication channels today since there is no designed and specific process.

We need a design that supports official community communication, emergencies, calendar of events, community opted-in directory, information resources, FAQs, and interest groups; while having diverse, freedom of thought, and respectfulness.

We have a few options available to us. They need to be listed, pros and cons analyzed, then shared with the community for their preference. We as a World are struggling to find the right process for moderating social interaction. Some kind of moderation of the sites needs to be done to ensure freedom of thoughts and diversity occurs, but illegal communication is addressed.

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Question #5

Please describe your approach in determining the appropriate level of community involvement in making board decisions. Give examples of when a “closed session board only” approach is appropriate and when a collaborative effort involving the community start to finish is appropriate.

We are neighbors, I would like to limit closed meetings. Our interaction on diverse thoughts will make us stronger when done right.

Here is what Texas Law says: "Regular and special board meetings must be open to owners, subject to the right of the board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session....The board shall keep a record of each regular or special board meeting in the form of written minutes of the meeting. The board shall make meeting records, including approved minutes, available to a member for inspection..."

Question #6

What guidelines would you recommend for determining the appropriate level of POA involvement? Please give examples of all three levels of involvement.

There are various levels of POA involvement on issues of concern to the community. Direct involvement where the POA is responsible for an outcome; indirect involvement where it is clear the POA is not responsible for an outcome, but the board supports/coordinates efforts when in the best interest of the community. No involvement where the POA/board takes no action.

Texas Law and our governing documents are clear what the Board must address and take care of. That needs to be followed. Areas where it is illegal or clearly not appropriate for the Board to be involved, the Board should not.

We are an association of neighbors, if there are matters that affect a group of neighbors, they are asking for help, there is no sound objections from the Community, and the power of this association of neighbors can help; then we should help facilitate working the issue. This becomes a gray zone. But at least the association could get the right internal group with a leader tied up with the right third party to work the issue.

I understand not wanting to open the Community to legal or cost issues, but I would like to explore helping when possible. I have had the opportunity to help on tax, road, ditch, water, safety, fire, pipeline, wildlife, infrastructure, communication, and survey items this last year. Not all of these are related to our Board. I think we need more community involvement and help. We have the expertise out here. Some of the residents are aware I personally do get on on items that affect only a sub-group and there are no Board ties.