

## Questions for Board Candidates

Name and Date: Ty Cheatham

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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

2. We have a good POA. We should strive to make it better.

No person or governing body is free of fault. The current board has worked hard to ensure that decisions are made that advance our community. This does not mean that the tenure has been without issue. There are many ways that the incoming board can make material impact for the community, building on the good things that the current board has already done.

### 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.*

Transparency is a large part of why I ran for the initial board in the handover from PattenCo. My stance on the subject remains the same - the board should be transparent with all decision making processes.

The elected board works within a set of governing bylaws and were chosen by the community to represent the interests of the community. The board should be able to operate within these guardrails and properly communicate decisions with the community in an ongoing manner.

Communication is a key element of transparency and the current board has struggled to effectively communicate. This is an example from the first question of how a newly elected board can make impact in their term.

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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 serves the community, period.

"75% in favor" assumes the community was solicited to vote on a topic as given in the example. For this vote to be valid, the board would need to present this in a way that quantifies the financial implications of the decision. These kinds of decisions have material impact on the long term viability of the \$400/yr annual assessment.

Given all information and a community decision, the board should honor their duty to serve the community above their own interests.

### 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.*

I am against any board sponsored "two-way communication" channels for a few reasons.

1. This type of platform costs money. Funding this removes budget for other items the community deems important.
2. Ongoing moderation is an issue. If this is a board sponsored platform, there has to be written rules, a moderator of the forum, and will consume constant time and energy by board members or sub-committee members of the community.
3. Inevitably, the board is labeled as biased and/or punitive by a small faction of community members. Even in enforcing the stated rules, the board is put in a position to censor certain voices on the platform. This only drives division in the community and I think the board should work to promote positive change.
4. There are public forums where TGR has pages... Facebook has two distinct pages including a classifieds page for the community. These are community run/maintained pages that are of no cost to the community.

Reducing the day to day load of board members needing to moderate a platform for communication allows for more time/effort to be put into serving the community and applying effort to broad positive change.

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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.

The board should operate with transparent autonomy where decisions are made based on the best outcome for the community. Decisions that impact the budget for more than \$50,000 are required to be voted on in an open meeting. This drives transparency due to community members understanding who voted for or against an initiative at or above the specified amount.

I think the board should seek to understand the community's wants and needs around a large investment of funds into any certain project before arriving at an open meeting where there is intent to vote on spending a large sum of money, as defined by the governing documents.

### 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.*

**Direct Involvement:** The board should prioritize involvement in issues that affect the broader community. (e.g. - lobbying the county for road repairs when there are issues that arise within the community)

**Indirect Involvement:** The board should maintain indirect involvement in things like social events, community organized trash pickup, etc... these items should be promoted and endorsed by the board, but not have direct involvement.

**No Involvement:** The board should not be involved in issues between community members, unless there is a question that points back to the governing documents (CCRs, SBRs).