

2021 ILPOA Board Candidates Questionnaire

Personal Background & Community Involvement:

- What skills/work history do you have that would be beneficial to the ILPOA Board and community?

I work for a leading insurance company in their Finance department, and have 15 years of business planning experience. I am a CPA and have worked over the course of my career to identify opportunities to improve processes and drive efficiency while partnering with my stakeholders in very complex organizations. I have a history of collaborating effectively and helping to bring everyone's perspectives and opinions to the table, find commonality, and solve problems. Working on a longer term strategic plan for our community, and helping to track our progress and provide transparency on initiatives to our members will be a priority for me.

- Have you been or are currently a member of any ILPOA committees or clubs?

No – but I have attended many of our quarterly members meetings to stay current on issues, and engaged in several of our community events.

- Given that communication is often difficult in a community this size, how would you get more people involved in making IHL better?

In today's world, people have many demands for their time. While we ask for time from members to make improvements, the bottom line is that we need funding to be able to make investments in our community and improve the health of our lake, our roads, and ensure the long term viability of Indian Hills. We should continue to make pleas for more involvement, and if we can be transparent about how much time we need and when the commitment would end (example: we need 2 hours of your time, every other week for 3 months to develop a funding plan for our roads) I think we may be able to get more of our members to show up.

Problems Facing ILPOA:

Overall:

- What would you say are the top five problems that need to be addressed by the Board and why?

1) Funding – addressing our funding gaps will allow us to address the next two issues which are the 2) roads and 3) lake health – we need to ensure that our investments in our homes aren't diminished because of the condition of the roads and the lake. Through development of funding solutions (a mix of assessments and solicitation of donations/giving) we will be able to sustain our roads and lake for years to come.

In conjunction with the above, the board needs to work on 4) a long term plan and vision to ensure we don't end up in a deficient funding situation in the future. Finally the board should continue its work to 5) enforce our rules with "teeth" for members who are not following our community rules and regulations.

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Infrastructure:

- Do you believe the community has infrastructure issues? Please explain.

Yes. Drive around the lake – our roads are in terrible shape after years of neglect due to lack of funding. Read the reports from our Lake Restoration committee if you don't believe the lake itself has problems that need to be addressed. We have issues, and they all will require funding to rectify them.

- Do you support a long-term assessment to address the condition of roads in the community?

I support a long term assessment so we can improve, and maintain our roads. The roads are solely the responsibility of the members of this community, and we must build a sustainable path forward to maintain them.

Budget Funding:

- What do you think a fair amount is for annual dues in the community?

I believe the overall assessment/dues should be 2-3x what we currently pay. At 3x that would be \$75 per month. I think we should consider allowing for flexible payments (quarterly or monthly) in the event we are successful raising dues for our community so members can more adequately budget this additional expense if they need to.

- What ways do you believe the BOD or ILPOA could raise money for major expenses (i.e. lake, roads/maintenance, maintenance equipment, community improvements, etc)

Assessments similar to our bridge assessment, solicitation of contributions to endowment funds (multi-year funding commitments from members who wish to participate), and exploration of raising our basic dues

- Do you support a change to the voting requirements of the Warranty Deed to address annual dues requirements (67% of all lot owners)? If yes, what do you think the voting requirement should be?

Yes – support a change Simple majority (50.01%) of voting members similar to other HOAs

Nuisance Properties:

- How do you think we should deal with the extreme nature of nuisance properties?

I understand it is very difficult for the board and community to be in a position to “police” and enforce rules on appearance, but we should explore every legal avenue to ensure properties are kept to the standards that are laid out in our rules and regulations.

Speeding:

- What is your solution to address the excessive speeding throughout the community?

I am not aware of excessive speeding being an issue due to the condition of our roads; if our roads improve we may want to consider a reduction of the speed limit to 25 mph.

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Other Thoughts:

- Other thoughts: leave this section for the candidate to state anything on their mind that was not on the questionnaire.

I Love the Lake and the people that make up this great community. If elected, I will do my best to serve the interests of our community at large.