

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?

During my 42-year career with Nestle Purina PetCare, I have developed a high level of business acumen that easily translates into effective strategic, scenario and financial planning. Previous board assignments for Kids Under Twenty One (KUTO), St Louis Elks Lodge #9, The Missouri Elks Association, The Missouri Benevolent Trust and Nestle's Global Procurement Leadership Board has taught me how to appropriately utilize my business acumen on a board level.

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

No, I am not. My career with Nestle Purina PetCare involved extensive world travel, thus not allowing time nor focus for such involvement. As of June 2019, I achieved full retirement and I am now anxious to become involved in our lake community in whatever fashion or function that members, committee chairs or Board of Directors deem suitable.

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

In addition to town hall type of meetings (Covid permissible), there are many existing and evolving electronic platforms available for effective and efficient communication. Recognizing that some Association members do not have personal access to some or all such platforms, community access to the chosen platforms must be provided.

Problems Facing ILPOA:

Overall:

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

Top 5 problems

1. The sustainability of our lake as a recreational facility. Quite simply, without a recreational lake, the value of our community and our collective and personal investments in the community will significantly deteriorate.
2. For the same reason as #1 above, the condition of our roads and bridges must be at minimum maintained and preferably improved.
3. For the same reason as #1 above, our security system and processes must continually improve.
4. In order to accomplish items 1, 2 and 3, our financial resources must increase.
5. For the sake of fairness to every member without prejudice, our community governance institutions must be effectively developed and executed.

Infrastructure:

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

Yes, the community has infrastructure issues as evidenced by the deteriorating condition of our roads, and the documented reports regarding cove 9 bridge and the Lake Restoration requirements and plans. Exactly what should be done regarding these infrastructure issues may be up for debate, but the existence of the addressable issues is hardly debatable.

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

Yes, I do. We have 15+ miles of community roads and our annual operating budgeted allotment of money for road maintenance is inadequate to properly address the existing, let alone future associated issues.

Budget Funding:

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

This is a very difficult subject to approach for someone wishing to represent all of our community members, but it is a topic that must be addressed. Given the current and future infrastructure issues, our operating budget needs increased funding. While we may be a unique community, our Association dues are far lower than most Home or Property Owners Associations around the country. Directionally, we should be looking in aggregate, to double our Association collected annual dues over a reasonable number of years. The problem will be discovering an equitable way of spreading that aggregate increase over our diverse membership.

- 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)

In addition to the already mentioned increased dues and special assessments, donations and bequests can be solicited, additional user fees can be initiated, and a new slate of annual for-profit events could be planned.

- 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, I do as a 67% affirmative vote total of all lot owners makes it virtually impossible to effect desired or necessary change and rewards non-participatory voting. I would be in favor of a requirement for passage being 67% affirmative votes of those who cast an approved ballot.

Nuisance Properties:

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

I am first for the use of communication and diplomacy in finding a common ground solution to the problem so long as our governance institutions are not compromised. If it becomes apparent that a common ground cannot be found through the use of communication and diplomacy, application of our governance policies and procedures must be applied in fairness to all property owners.

Speeding:

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

We need to follow the basic model of municipalities across the county. That is, we issue citations to violators and if necessary, we revoke privileges.

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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.

As a Board Member, my goal would be to enhance the value of your personal investment in our community. I would accomplish that goal by proposing smart, business intelligent spending and eliminating non-value-added spending. I look forward to having the opportunity to succeed in the pursuit of my goal in whatever capacity the members, committee chairs and Board of Directors deem appropriate.

Thank you for the opportunity to complete this questionnaire.