

Richard Loek:

I'm not saying this to impress you, I'm saying this to impress upon you...serving on the board or our community is a huge commitment at this time. When I chose to get on the board it was with one vision - sort out the issues from being (mis)managed by the developer for too many years. It has been a courageous time on the board. Replacing the previous legal counsel and a dedicated community manager has been very helpful.



The work is not complete, many issues remain.

I am respectfully seeking your vote for one more term to wrap up the issues listed further below.

In early 2019 I served the HOA & management company with a request for an informal dispute resolution. At issue was K. Hovnanian had placed an employee on the board when they no longer had the right to do so. The outcome of this meeting was the removal of one the developer appointed board members. This tipped the scales of power on the board - the members of the community took control of the board in July of 2019. The remaining developer employees were stifled

In August of 2019 I had my house investigated and found severe construction defects. In this process I brought a team of construction defect experts to our community. The team did a visual inspection of the retaining walls around the lake; there are huge issues to say the least.

Rob Bennett and I personally engaged attorney Scott Williams to write a letter on our behalf as homeowners to stop the transfer of the ownership of the lake to the City. Prior to getting on the board we stopped the transfer of the lake. (See <https://loek.com/wca>)

Being on the board we have been highly effective at getting the City and the Developer to realize the issues must be fixed before the lake will be transferred. This is saving the community untold thousands of dollars.

The issues with the HOA that have been discovered to date are much worse than imagined.

- The lake is leaking close to one million gallons of water each week, the retaining walls are failing, and the vegetation and irrigation system are in disrepair, and the developer owed the community large sums of money (in the six figure range)
- Utility bills turned over with past due balances (many thousands of dollars)
- The finances of the community are sound however some of the cost centers (subsets of the community) have issues.
- Maintenance - the developer controlled board neglected the lake and had the HOA assume financial responsibilities for items that the HOA isn't liable.
- Transition from the developer controlling the board and possibly mismanagement, deferred maintenance, and letting the community do as it pleased.

Professionally I own and operate three companies, 1) an investment advisor company, 2) an insurance brokerage and 3) a coaching & personal development company.

We're not done...**with your support** we will hold the developer to account for these issues...