

Access to Association Information

The "transparency" issue. In this arena, HVLA had been functioning a bit like the Kremlin in Russia. Information that supported Old Power Group's views and/or gave a rosy picture of something was actively publicized and touted at Board Meetings. Conversely, any information or happening that cast dispersion upon them or the Association was typically not-talked-about, hidden, kept from member access, or just ignored as if it never existed. Prime examples were:

2014 Recall petitions - first announced as "available for member inspection", then "not yet available", then, "not available by advice of HVLA counsel;

GM, Cindy Spears, introduced the topic of a Golf Ops. Profitability Study at a June 2014 Board Meeting. Shortly thereafter, she announced that she had mis-spoken and that she and the Golf Director would do a review. We haven't seen this yet;

For over 10 years various Directors and past GM, Bill Chapman, worked to block efforts of the Lake Committee to obtain approval for sediment removal. Some Directors actually told Lake Committee members to not ask the Board for anything for the Lake. These actions only came to light about March 2014, when a Lake Committee member published a history of Committee efforts since 2000. More recently, Pres. Waite has single-handedly and actively pursued sediment removal, without including or informing the Lake Committee;

From about late-Summer 2013 until roughly Spring 2014, several members requested to see the written opinion of the HVLA attorney, that Sec. 11.05 of the Bylaws did not apply to the Hartmann Project and, therefore, no membership vote was required. The Board continued to refuse member access finally citing "confidentiality privilege". Then, when it was advantageous to the Majority's desire to expedite the Hartmann Project, they had the attorney make a personal appearance to give her opinion on Sec. 11.05;

For well over 10 years, the Golf Ops. and the Food/Beverage Services have lost an average of \$750K per year. This fact "hid-in-plain-sight" in the HVLA budget. When certain members brought it to the fore, the Majority and HVLA Admin. were quick to offer numerous covers, such as: It is not unusual for an HOA golf ops. to run a deficit (but, \$750K annually?); watering and maintaining a golf course is expensive; efforts were being made to cut personnel costs in the restaurant (Employee incomes? What about other ways to cut?); expenses for both are decreasing (Only slightly true for the restaurant; not true for golf); every possible effort was or had already been made to lower expenses in both areas (But only through internal mechanisms; no external assistance was sought); and, the golf ops. and the food/beverage services are the only amenities that produce revenue (false; still doesn't address the losses);

In Spring 2014, the Majority-5 approved a contract with departing GM, Bill Chapman for him to manage selected projects. They approved this contract despite a significant show of member opposition. Then, within weeks, by about mid-to-late May, rumors began circulating that the contract had been terminated. There was never a formal announcement of the contract termination and never any mention as to the basis for termination;

Later in 2014, information began to surface regarding questionable background factors on GM Spears. This eventually led to questions about the reported "background check" done prior to her hiring. Dir. Fish requested a copy of this "check" and was denied access;

Assessment delinquency figures were last released to the membership (via a Board Meeting "packet") for the Dec. 18, 2014 Board Meeting; covering up to Oct., 31, 2014. Nothing in-writing since.

The events described above comprise a systemic pattern of similar actions that had taken place over many years within HVLA.

Hopefully, the new Board majority with its commitment to greater transparency will perform differently.