



From the President's Desk #15

April 19th, 2019

Dear Homeowners,

In this letter I want to address the upcoming 2019 Juniper Ridge Homeowners Association Board of Directors Annual Election.

Let me begin by introducing you to the **Election Committee** members. Dennis McMullen, Chairman, Charles Eisenbise, Board Liaison, Bill Jackson, and Collette Jackson. The Election Committee's Mission is "To ensure Elections are conducted timely and responsibly, with the highest level of professional election standards, accountability, security and integrity, pursuant to Juniper Ridge By-Laws." The Election Committee shall: Annually solicit candidates for position on the Juniper Ridge Board of Directors; Place on the ballot items specified by the Board of Directors for a vote; Conduct the election and certify the results to the Juniper Ridge Board and members of Juniper Ridge Homeowners Association; Conduct a special recall election if requested by signature from 25% of the Juniper Ridge Resort Homeowners Association members. The work of the Election Committee is crucial to the success of the election, by making sure that the Board members who

represent you, the homeowners, are fairly elected. A shout out to the Election Committee Members for the great job that they do.

As a result of the resignations of George Bromley and Diane Thompson during the year, and the completion of Alex Shaffer and Charles Eisenbise terms, this year there are four open seats to be filled on the Board. Larry Weidner, Brian Couvillion and Don Dougherty will each begin their second year of a three-year term.

As I mentioned in my President's letter #12:

"The basic authority in an HOA community lies with the owners, however, the owners elect a Board of Directors to act on their behalf. The governing documents delegate almost all the association's decision-making powers to the Board. The owners have the voting power to:

- Elect and remove directors
- Amend the CC&Rs by a 2/3 vote
- Approve special assessments or capital improvements by a 2/3 vote
- Approve the annual budget by a majority vote.

The Board of Directors bears the ultimate responsibility for the governance of the community association on behalf of the owners. It is the role of the Board to do strategic planning, set

the policies, standards, procedures, programs and budget of the association.

From this you can see that one of the most important responsibilities and opportunities that you, as a homeowner, have every year is to **VOTE** for your new board members.

Last year 429 out of 528 lot owners voted. That's 81 percent of all eligible voters.

I encourage every homeowner to seriously consider sharing your gifts, talents, knowledge, expertise and experience by volunteering and becoming involved in **your** community. For many of you, serving on the Board of Directors or one of the Board's six committees, is a way to do that.

For those considering running for the Board of Directors, I include the following information to help you in your discerning process.

Role of a Board member:

- Playing a participatory role by attending board meetings, arriving on time, being knowledgeable- researching board issues and being ready to discuss and vote on such issues.
- Reading, understanding and being in compliance with the governing documents.
- Adhering to the fiduciary duty of the association.
- Placing the interest of the association above their own.
- Overseeing and treating the association services and facilities as a business.

- Contributing input into the annual budget.
- Having an approachable business-like manner as a board member.
- Being a team member comfortable in expressing their opinion.
- Willing to support the final action of the board.
- One board member is required by law to chair the Architectural Review Committee (ARC Committee.)
- Board members will be expected to sit on one of six committees.
- The Board meets generally eight times per year, the last Friday of the month.



Following the results of the election and the naming of the four new board members, the officers are elected by the new board.

Officers serve a one-year term. Their roles are as follows:

President:

- The President is the chief executive officer (CEO) of the Association and will supervise and control all the business and affairs of the Association.

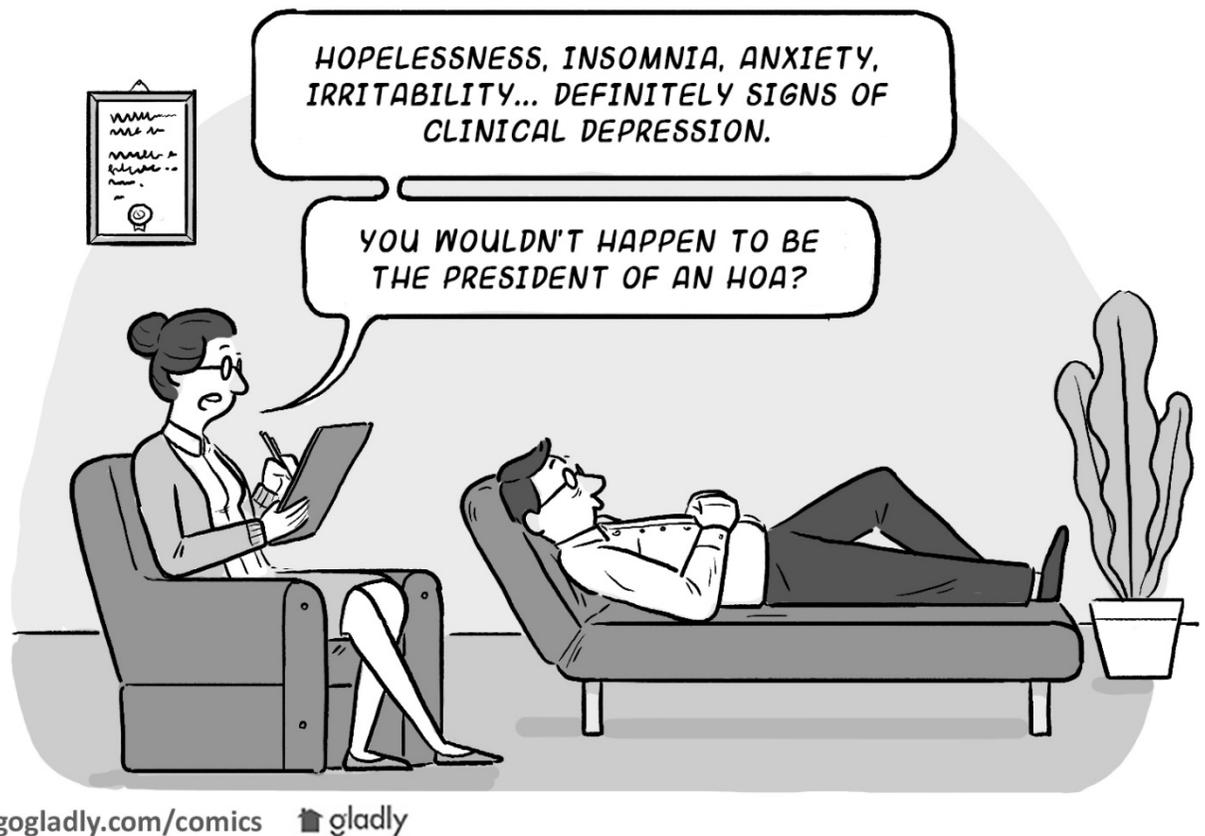
- The president is required to fulfill many different roles, but the primary role is leader.

- The president should work closely with the board, general manager, management company and residents to establish the over-all goals of the association.

- The president should come to the meetings prepared. He should understand and use parliamentary procedures and be an effective communicator.

- The president oversees the associations fiscal well-being.

- The president has the challenge of conducting a productive business meeting of the board in front of the owners when the meeting may contain items that are controversial and upsetting to board members and owners.



Vice-President:

-The vice-president substitutes for the president in his/her absence and may be called on to use the same management skills as the president. The vice-president conducts meetings and presides over the board meeting when the president chooses to stand down from the chair due to a conflict of interest.

WHEN IS
VICE PRESIDENT'S
DAY?



Secretary:

-The secretary is the official recorder of the association's minutes and is responsible for ensuring that accurate notes are taken, error free, safely maintained and kept indefinitely. Once recorded the minutes are presented for approval by the board at a subsequent meeting. Once approved, minutes are placed on the website. We currently have a professional administrative assistant who takes the minutes and compiles them for the secretary.



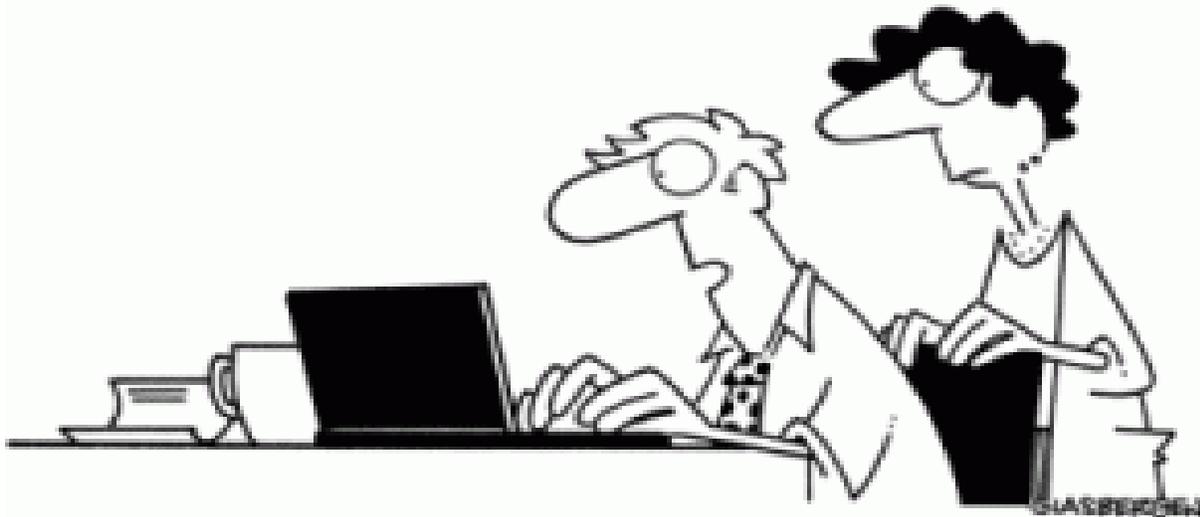
Treasurer:

- The treasurer is responsible for keeping and maintaining a complete set of financial and accounting records and ensuring the financial stability of the association.
- The treasurer is responsible for reviewing and understanding the association financial records every month, as was to provide a complete review as to the association's financial status.

-The treasurer has the responsibility for overseeing the preparation for the annual operating budget and annual review.

-The treasurer works directly with the general manager and our management company.

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"I gave my first Treasurer's Report at our condo board meeting tonight but I only pretended to know what I was talking about. Fortunately, the board was only pretending to listen."

If you have never volunteered here at Juniper Ridge Resort, consider becoming involved this year in one of our many activities. Give some serious thought to running for the Board and sharing your experience and expertise with all of us. The closing date for accepting applications is Wednesday, April 24th, 2019 at 4 PM. Please know that if there are not four candidates elected to the Board, following the election, the Board will fill any vacant seats by appointment, meeting the our requirement for a seven member Board.

Volunteering is a great way to get to know your neighbors and build a stronger community.

To all our Christian neighbors, may you have a blessed and Happy Easter.

Carpe Diem,

Larry Weidner, President/CEO

Comments or Questions: FL10144@Yahoo.com