

MICHAEL C. ALTMAN – ANNANDALE

My values are simple: God, Country, Family. These humble principles served me well as a soldier in the United States Army and in the many communities I called home. After 24-years of honorable service I retired as a disabled veteran. Legacy Park then became my home and I am proud to have been a Board and Finance Committee member for many years.



What motivated me to run for the Legacy Park HOA board?

Frankly, I would love to be a member of a Board that believes in the same principles I do. However, my experience with the Board has been less than what I expected. Concerns range from communicating to administration of our finances. The Board's predictable progression, it seems to me, involves three phases. The first phase involves ignoring members. The second phase is provide misinformation. Finally, the third phase is, well, the truth is often elusive.

As an example, the Finance Committee prepared and delivered a 2019 budget letter to the Board advising them that the projected budget was sound and an assessment increase was unnecessary. At the November Board meeting the Board publicly accepted the Finance Committee's recommendation, to include no assessment increase. The President of the Board twice verified the agreement with the Finance Committee's recommendation. However, the Board later voted to increase the annual assessment. I call that an untruth! Now, it is the Board's decision as to raise the assessment, but not after publicly accepting the Finance Committee's recommendation.

Additionally, generally accepted accounting standards include GAAP, cash and hybrid accounting. However, it is my understanding that the Board has placed all of our Reserve funds (>\$900,000) into laddered CDs, which is fine, However, generally, operation expenses are paid for from operational revenue and reserve expenses are paid for from reserve revenue. This process insures the operational and reserve expenses are kept separate and accounted for utilizing generally recognized accounting standards. However, it is my understanding that there is an excess of annual revenue and it is being utilized to pay for the operational and reserve expenses from just the operational fund. Maybe, this is understandable. However, why have a budget and accounting standards if they are bypassed.

To improve this situation I would encourage the Board to assess the current culture and consider positive change.

Finally, I believe there are two standards that cannot be overlooked. First, I would ensure the community standard is maintained. Second, the amenities must be preserved. These two measures guarantee the value of the community and our treasured homes.

Legacy Park and/or Related Activities:

Like many of you, I enjoy the park and trails. I also like to work in my yard and maintain it above the community standard. I also love the numerous community events that bring all of us together with family time and happiness.

Other Expertise:

Bachelor of Administration in Accounting (KSU)
Member of the Honor Society of Phi Kappa Phi
United States Army Retired (24+ Years), Disabled Veteran

Sincerely,

Mike Altman

1. As we move into 2021, we will be faced with some of the same challenges of 2020, what are your thoughts on attending virtual Board meetings and making those meetings available to the HOA members?

Virtual meetings are not necessary. For years, business was successfully accomplished utilizing conference calls. Additionally, regardless of the current circumstances, I have always adapted, overcome and succeeded. 2021 will not be any different. Finally, five Board members and one property manager need to attend Board meetings. I feel there is ample space in the clubhouse to accommodate social distancing guidelines and keep everyone safe. As a member of the Finance Committee, I recently attended two meetings in the clubhouse without any concerns or problems. We stayed six feet apart and we all wore masks.

In regards to making meetings available to the members, I believe all meetings, past, present and future should be made available through Facebook or some other virtual source and recorded so they are always conveniently available to all members. We are just a community of hard working individuals and secrets are not necessary.

2. 2020 saw many events cancelled. For 2021, if budgeted events continue to be cancelled, what are your thoughts on issuing a refund to the HOA members' accounts? What are your thoughts on refunding to HOA members accounts for budgeted cancelled 2020 events?

The annual budget for community events averages approximately \$80,000.00 per year. If you multiply that cost times two years, 2020 and 2021, it amounts to \$160,000.00. Now, if you divide \$160,000.00 by the 1700 homes in Legacy Park, you arrive at a refund of \$94.12 per home at the end of 2021. This is certainly a lot of money and a viable outcome. However, another possible alternative would be to reduce our 2022 annual assessment by \$94.12. Both solutions achieve the same outcome. We as members are compensated for the activities that did not occur during 2020 and 2021. Another outcome might involve taking the \$160,000.00 and putting it in a secure perpetual savings account that could be used to contribute to one or more deserving Legacy Park only college students. Finally, maybe the community could vote to use the money for a big budget item that the community would like to see undertaken. All options are realistic possibilities and there is only one fair way to resolve this issue. Put it to a member vote, and use the money in the manner the community wants to use it. Personally, I do not have an opinion as to how the money should be utilized. I just want it to be used for the greatest good!

3. What are your thoughts on replacing paper communications with electronic communications with the HOA members?

Personally, I looked forward to the Town Herald hanging on my mailbox every month. It was prepared with considerably thought and care. Additionally, it provided important community information regarding current and future events and community activities. Furthermore, as an older member of the community, I'll be 65 soon, I cherish my privacy, Therefore, I would not willing provide Legacy Park, or anyone else, with my personal email address, so that Legacy Park, or anyone else, can send me electronic communications. On a daily basis, there are reports of individuals, corporations and even major governments being hacked. Once this occurs, only the good Lord knows what happens to our personal information. Additionally, and unfortunately,

this situation is not getting better; there are frequent reports of severe and serious hacks that are multiplying every day.

4. What specific skills, personal and professional, do you have that will have a positive impact on the community?

I spent 24 years in the military providing care and leadership in numerous positions. I managed everything from operating rooms to Intensive Care Units. These roles taught me to care about others and, in particular, to pay attention to detail. I also have a degree in Accounting. In particular, I hope to utilize this skill to persuade the Board to adopt conventional accounting practices and standards. The goal is to develop standard balance sheets and profit and loss statements that are easily understood. We as members should not have to guess how much money Legacy Park has in the various bank accounts and how it is being spent. Bottom line, it is our money and we have a right to honest and accurate financial reports.

5. What is your vision for the next 5 years for the community?

We should continue to provide community events, support or children with love and ensure the community maintains its current standard of care. Finally, but not the least, we must maintain the care and love this community and the individual members have developed over the years. Personally, I feel this is Legacy Park's most enduring legacy.

Sincerely,

Michael Altman