

Open Forum Remarks at December 5, 2023, Board Meeting

I want to add my support for an independent and impartial forensic audit to determine why our Reserve fund is so low and to clear up any questions regarding the handling of Association finances.

As treasurer, I requested financial data from the office in early June. While I received some information, there was important information I didn't receive.

The information I did NOT receive includes

- charge card statements
- current contracts
- insurance policies
- receipts from the last fiscal year
- And Reserve Fund maintenance projects—
 - Projects scheduled last fiscal year,
 - Completed last year,
 - And deferred last year.
 - Plus projects scheduled for this year, and
 - Projects deferred for this year.

The last two items, maintenance scheduled and deferred for this year, should have been readily available because these projects are supposed to be factored into the current budget.

I sent three requests for this information, and I was getting ready to send a fourth request when the bookkeeper resigned and the community manager went on extended leave. At that point priorities switched from information-gathering to keeping the office running.

We really need an independent forensic audit. It would lay to rest any rumors about Association funds paying for board member expenses, employees being paid under the table, required tax documents not being filed, and board member-owned or -managed units receiving preferential treatment for repairs.

I request an independent forensic audit be completed immediately.

— Sandra Williams