

Open Forum Remarks at January 23, 2024, Board Meeting

At the December 5 open forum, a resident reported a vicious dog on the property. She brought in photos and showed them to board members. The board immediately tried to deny all responsibility, stating that anyone could register their dog as a comfort dog – even though the board hadn't ascertained if that particular animal had been registered at all as required in the CC&Rs, much less registered as a comfort dog. Worse, a board member joked that the resident could solve the problem by getting a bigger dog, trivializing that resident's reasonable concern. The board's response exposes us all to liability if that dog injures someone.

Also at the December 5 meeting, a board member quoted an inflated cost for a professional property management company. In October, the association received a proposal from a top-tier management company. The cost would have been less than \$20 per unit per month.

I ask again for a forensic audit item to be put on the board agenda. It's important to clear up any confusion about the financial status of the organization and the role each board member has played. There appears to be a belief that the former president acted improperly regarding the hiring of temporary employees and that the temporary employees were a financial drain on the association. This last claim is inconsistent with the treasurer's report of December 5 when it was stated there is actually more money in the operating fund than expected and that the reserve fund also is adequate. An independent, impartial forensic audit is needed immediately. It will show your commitment to transparency and accountability, and ensure you fulfill your fiduciary duty.

— Sandra Williams