



### **Our group's objective:**

We want to elect our Board of Directors to represent the homeowners interests, and act independently of our hired service providers.

For many years, AMI has run our subdivision with only the advisors counsel, without other homeowners input or oversight. The issues our community face are directly linked to AMI and their disregard to address the required legal changes to properly establish our HOA. When asked or questioned; AMI's answers are adversarial, not transparent or non-responsive. This needs to be corrected and changes are necessary.

### **Solutions...**

Replace 2 or 3 of the Board Members with homeowners keen on implementing the required changes.

### **In our eyes, an "Active Board" would;**

- Be approachable and responsive
- Promote open communication and transparency
- Supervise management company's business operations based on homeowners input
- Exercise oversight of service providers operations and duties
- Communicate directly with Homeowners, not through a third party intermediary (AMI)
- **Endeavor to correct "paperwork" without involving attorneys** (ie.. *Titling issues for example*)

### **Process to make change**

Appoint Transitional Change Facilitating Board Members (two appointments minimum)

- Seek out Transitional Board Member Candidates for appointment positions. Candidates to provide Statement of Interest/vision for change - 2 week timeline for submittal.
- One Board Member steps down, the remaining two members then appoint a Transitional Member.
- Next Member steps down, the remaining two appoint a Transitional Member, and so on.

Thereafter, at the next Annual Homeowners Meeting, in January 2024, have a Board Community Election to phase out transitional members and duly elect new Board members.

**GOAL: Complete process prior to May 22nd** (*time to make changes before Simonds court hearing*)

### **How would a new Pro-Active Board be different?**

- Call and Run quarterly "Town Hall" meetings for a year.
- Promote open communication between the Board and members. (we'll give the Board control of [www.bridgetowerhoa.com](http://www.bridgetowerhoa.com) site)
- Adam Simonds may be willing to drop the lawsuit against Bridgetower, Inc.  
The 1/3 expense to represent Bridgetower HOA, Inc goes away. Preventing AMI using our fees.
- Convince Varriale to Quit Claims common areas as the Statutory Trustee to Bridgetower, Inc.
- Create an independent committee under the advice of a volunteer HOA Expert to draft a consolidated CC&R's, be taught how to run a HOA, and work to get documents ratified.

We are grateful for your service to our community. Our subdivision has faced many challenges. Our group remains committed to raising homeowners awareness, promoting change, and making progress. We are not adversarial towards the new HOA or the Board Members. You are our neighbors and we are open to working together to bring about positive change. We sincerely believe that by helping us achieve these objectives, we can help you and our community as well. Thank you for considering our request.