

Opinion

Top 10 RV Issues

We will periodically highlight the top 10 issues that we believe the Boards should be actively addressing. Items may be replaced periodically as new issues become more critical.

1. **Contract Negotiations between Management and the Mutuals.**

Retain independent attorney to negotiate management agreement. Key provisions should include honesty, transparency, accountability and would be resident/owner favorable!

2. **Operational Audit.**

Professional evaluation by an independent auditor of selected labor and material charges.

3. **Connexion Bankruptcy.**

Ensure the Connexion bankruptcy, which involves our West Coast Internet service and Broadband cable, does not cost the homeowners.

4. **TRUST**

Full explanation of legal review of trust to be made public.

5. **Bids.**

Obtain independent competitive bids from outside vendors for major projects.

6. **IRS Tax Status Change**

Explanation of Tax Status Change from 501(c)4 to 528 HOA effective 1/1/12. Residents not notified till 5/3/12. Why a delay of four months? Homeowners should not be responsible for any IRS penalties levied due to loss of 501(c)4 Tax-exempt status.

7. **Clubhouse 2 Renovation**

Oversight of all related costs to ensure that we remain within \$3M budget.

8. **Golden Rain Foundation Expenditures.**

Allow Mutual boards to vote on GRF expenses.

9. **Professional Treatment of Residents.**

Management to provide timely responses to resident inquiries when requested.

10. **Shared Cost Concept**

Resident/Owners must have full explanation of any proposed changes.

Contact Pam to add any items you feel we should be addressing. A link to an expanded list can be found on the website home page:

WWW.RVOICE.ORG

Residents Voice
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