Comments by Olin Hoover:

BLACK MOUNTAIN RANCHES ANNUAL MEETING

I am new to The Black Mountain community, so I might not get everything right in the comments that I make. However, my intent is to participate in a dialogue of open and honest communication.

My topic is about Financial concerns that Eileen and I have observed in a little over a year that we have been a part of BMR. I approach this with the following beliefs:

* We should seek a culture of financial accountability and transparency.
  + - From what I have observed over the past year, this has not always been the case.
* The money that the board manages belongs to the home / land owners and must be spent for the betterment of the community on projects that have broad support in the community.
* There will of course be disagreement from time to time, but these disagreements should be addressed in an open forum taking all perspectives into consideration.
* Specific issues that I have observed in my short time at BMR include:
  + - Decisions about which roads receive what level of maintenance
      * + I am not naive here: I’m sure some would like to have paved roads, others would like to maintain the rough character of mountain living, and others maybe don’t really care because they only use county roads!
        + However, in all of this, we need to reach agreement because we are spending community money for community benefit.
        + I believe this is best done through open dialogue and transparent negotiation. Everyone should have an opportunity to express an opinion before decisions are made.
    - professional HOA management
      * + It is my understanding that a decision to utilize a professional management company was implemented about a year ago.
        + It is not clear that members of the HOA had adequate input into this decision, why it was made, and what it would cost.

It might have been better to have an open dialogue over the issues that required a professional manager and a clear cost - benefit analysis before the decision was made.

What services does KC & Associates provide?

Are there extra fees (like charges to record a change in ownership), and

What are the terms of the agreement with KC & Associates?

* + - * + Why have we felt the need to do things like charging a $5,000 fee if a project is initiated without HOA approval?

Seems like this is designed to be an onerous penalty rather than something to encourage owners to follow reasonable rules.

* In closing, it seems like we should strive to have a community where we can enjoy the beauty of this remarkable place, and enjoy each other’s company while respecting each other’s space.