

June 2016

Charlie DeJoseph, Unit 44

My name is Charlie DeJoseph and I'm a candidate for the Elk Ridge Board of Director's in the upcoming August 2016 election.

My wife Sandi and I purchased Unit #44 in July of 2007 and, following retirement, moved permanently in June of 2008. We relocated to Estes Park from the Dayton, Ohio area after vacationing in Estes for 25 years. When it came time to retire, Estes Park was on the "short list." We are year-round residents of Elk Ridge and, trust me, we would much rather spend our winters here than in Dayton, Ohio. I am a retired Research Physicist of 34 years as a Civilian (GS-15) with the U.S. Air Force and Sandi is a retired Accounts Receivable Manager for a small Research and Development company. In addition to my job as a physicist, I was a Group Leader for the last 16 years, which involved both technical and financial management of a 20-person research group.

I was elected to the Elk Ridge Board of Directors in August of 2014, and for the first year served as Secretary and the second year (currently) as Treasurer. These last two years have been challenging as many of our governing documents had become outdated due to changing regulations from The State of Colorado. In addition, some of our policies and practices were not consistent with those existing documents. Over these last two years these deficiencies have been corrected, with a completely new set of governing documents and operations consistent with those revised documents. These included Governance Policies and Procedures, which the HOA had never had, but now required by law, and new Bylaws and new Declarations, to bring them into compliance with Colorado law. In addition to my contributions to this effort, some accomplishments I feel good about are:

- Increased the number of open meetings during the year.
- Initiated and published four Newsletters while Secretary.
- While Treasurer, researched and hired an experienced CPA firm with HOA experience to allow "continuous review" of our books.
- Worked with Vice President John Baney to research and explore any interest gains we might capture through our reserve account.

When I ran for the Board in 2014, my primary short-term goals were as follows: 1) promote more involvement by residents in decisions made by the Board, 2) improve communications between residents and Board members, and 3) continue with efforts to make people feel welcome and part of a community here in Elk Ridge. While I feel that we, as a Board, have made progress in these areas, I feel there is more work that can be done and I would like to have the opportunity to do so. As a homeowner and Board member, I feel it is vital, in the long term, to balance the needs of keeping HOA dues low while, at the same time, keeping maintenance levels sufficient to keep our property values high. I feel I bring experience to the Board gained as a result of the "complete rebuild" of our governing documents and serving as both Secretary and Treasurer during the past two years. Many of the changes made during the rebuild have the potential to significantly impact our future budgets and being on the ground floor of that process gives me a perspective which will benefit the HOA.

If you have specific questions, please feel free to email me at csdejoseph@yahoo.com or call me at (970)-481-8958. Thank you for your consideration.