

Becka Huckabee
2012 Candidate Questions and Answers

1. The current proposed road resurfacing project covers the length of Governors Drive to a point just past the Manly intersection. Are you in favor of proceeding with this project?

Yes I am in favor of the road project.

2. The reserve fund for this road project will, barring unforeseen circumstances, total roughly \$1.6 million in usable cash at the end of this calendar year. The payment of 2013 POA dues early next year will most likely raise that total to somewhere between \$1.9 and \$2.0 million. Bids for the project are expected to be in hand by the end of this year.

If the bids are substantially in excess of the funds available for this project, a number of possibilities have been proposed. Please indicate for each whether you would be in favor of or opposed to the idea. You are not necessarily being asked to pick only one option as your preferred choice, so you can, for example, be in favor of more than one option:

- Assessing all residents for the balance needed to complete the project.
- Borrowing money from either a bank or through a private bond issue.
- Splitting the project into two parts and undertaking the second part when sufficient funds have been accumulated.
- Delaying the entire project until enough funds are available.

I would be in favor of splitting the project into 2 parts.

3. Are you in favor of continuing our annual deer culling program?

Yes, I am in favor of continuing the deer culling program.

4. This year, we reconfigured the back gate to remove the live attendant from 10:00 PM to 6:00 AM every night. Were you in favor of, opposed to or indifferent to this change?

I am not opposed to removing the attendant at the back gate during the hours of 10 and 6 unless safety issues arise.

5. Are you in favor of pursuing the idea of building amenities for all community residents; such a swimming pools, tennis courts, playgrounds etc.?

If so, please indicate the amenities which you feel are important to pursue and, if possible, how they might be funded.

I am in favor of doing more extensive research on the possibility of additional amenities. I think it could be possible to provide a playground, possibly common area for the community. It requires more info than I currently have. I am not in favor of an unreasonable increase in dues to handle extensive additional amenities.

6. The Long Range Plan Committee recently ran several focus groups involving 42 of our community residents. The summary report from that effort stated the following:

“There was also consensus that there is “friction” between club members and non-club members that is detrimental to the overall goodwill and community spirit of Governors Club.”

Do you agree that the described “consensus” exists throughout the community?

Do you agree that the “friction” goes both ways; both from non-club members towards club members and from club members towards non-club members?

My feeling is that we have a wonderful community and our experience is fairly typical of a golf course community that is inhabited by both club and non-club members. If we continue to make available activities that will include club and non-members, we can hopefully help to address those who have concerns.

7. The report further said the following:

“It was strongly recommended that the POA Board develop a long term solution to the issue (the “friction”) to address the animosity that is currently festering.”

Do you agree with that this should be a priority for the POA Board? If so, do you have any ideas you wish to offer as to how this issue could be addressed?

It is never a bad idea to encourage and provide opportunities for the entire community to be involved.

8. One more comment from that report said the following:

“A number of residents felt that everyone should have access to the (Governors Club Country Club) pool on a fee basis. As one person said, ‘We have to be able to offer this amenity to families or we are never going to be able to market to them. This will severely affect our home values if we can only market to retirees.’ ”

Do you agree with this sentiment and feel that the Board should pursue obtaining this benefit for all residents?

The idea of opening the pool to the entire community is a wonderful idea. It deserves more thought and research. If the issue could be worked out fairly and financially feasible for all, it could be a positive for the community.

9. We know that our community is aging and that older residents are moving out. Some residents insist that the future of the community is critically linked to getting more young families with children to move here. Others feel that the future of the community is linked to getting couples over the age of 50 (pre-retirees and retirees) to move here. Arguments exist to support both positions. There are also arguments to support the position that both groups are equally important.

Do you lean one way or the other on this issue, and, if so, which group do you feel is more important to the future of the community?

I think a community is healthier if it is diverse. Our challenge will be how diversity can be facilitated.

10. The POA has made efforts to market the community to local realtors, but it has not made any concerted efforts to do so outside the immediate area or on a national basis. The marketing program proposed by the Board last January (which included national marketing efforts) did not meet with the approval of the residents. Despite the results of that vote, do you feel that the POA should attempt in some way to market the community to people outside of the immediate six county area?

Marketing has to be smart. I hope we can find a balance that will do broad based marketing and be financially feasible.

11. The current Board is considering the purchase of approximately 3 acres of vacant land just outside the front gate (adjacent to the current offices of Governors Club Realty). The idea behind this is to control the use of that land because it is so close to our front gate.

Do you support the idea of purchasing of this land?

If so, do you have any thought as to how the cost would be handled? (For example, assessments, borrowing, delaying other expenditures?)

If so, do you have any thoughts on the long term strategy for this land or how the land should be used.

The purchase of the 3 acres is a good idea mainly to protect our property. I think we have to consider all the issues that require funding and prioritize.

12. Running a community association is, in many respects, a balancing act between spending the money necessary to preserve and enhance overall property values within the community and maintaining a reasonable level of dues (or, put another way, not raising dues or initiating assessments). On one side would be those who say it is far more important to keep the level of dues down than to worry about the physical condition of the community and its infrastructure. On the other side would be those who say that the condition of the community and its infrastructure (and resulting property values) are far more important than worrying about increases in dues. It's probably fair to say that most people are somewhere in between these two possibly extreme positions.

Can you indicate toward which side of this balance you might lean?

I would lean toward being fiscally smart and not raising dues but want to make sure our community maintains the standard that we all appreciate. That might require some compromise.