

Joe Bastian

2014 Candidate Questions and Answers

1. Are you in favor of continuing to build sidewalks within the community? If so, how would you propose to decide which sidewalk or sidewalks should be built first?

Yes, I am in favor of continuing to build sidewalks to address safety issues as well as enhance the amenities offered in Governors Club. I think the current sidewalks have been a major enhancement to our community, providing safety, health, and socialization benefits to the residents, as well as supporting property values. To determine the next addition of sidewalks, I would request property owners input plus alternatives recommended by a professional engineering firm. I would anticipate the engineering firm would build off earlier proposals and continue to evaluate the alternatives to determine the most cost efficient option and maximize usage by our residents.

2. Our community has restrictions against building fences and parking family cars in driveways. Realtors have commented that these two restrictions have caused some potential home buyers to look elsewhere. Are you in favor of modifying or eliminating either of these restrictions so that houses here might appeal to more buyers?

I would be reluctant to take any action based on "realtors comments". It seems like these items would be low priorities in the decision process to enhance Governors Club from a realty perspective. I would not be in favor of modifying our restrictions based on these anecdotal comments. If more data supports further analysis then I would be open to further review.

3. Two years ago, the Board decided to create a Community Activities Committee to run community wide activities and, for the first time, to fund those events with money from our annual assessments (dues). Are you in favor of using POA funds to pay for community wide events run by the Community Activities Committee; or, alternatively, would you be in favor of requiring this committee's activities to be participant funded or funded through voluntary donations?

In general I think that these events should be participant funded much like the Dog Park, which I think has been a very positive initiative driven through the POA but supported by funding from the participants.

4. The primary task of the Marketing and Realtor Relations Committee (MRRC) is to improve our relations with local realtors; for example, to improve their awareness of our community, to make them feel welcome in terms of bringing prospects into the community to view homes for sale, and to make it as easy as possible to obtain information on homes for sale as well as information about our community. This committee is currently funded by the POA with a budget of around \$25,000 to be used for various realtor functions. Are you in favor of continuing to fund this committee?

Yes, I believe a relatively small expenditure is appropriate to maintain and grow a relationship with the local realtors which will continue to enhance property values.

5. The POA is currently not funding any marketing programs to increase awareness of our community in areas outside of the triangle (for example, national marketing programs). On a long term basis, would you be in favor of pursuing some type of national marketing effort or program? If so, how would you suggest funding such a program?

I am undecided but would want to learn more about the statistical data explaining how current property owners were introduced to Governors Club. A targeted marketing effort may be effective depending on market research and past analyses. The study, currently being performed in conjunction with the Country Club, by the Immortology Group, should provide data and guidance regarding marketing. I believe any significant marketing efforts should be done jointly with the Club, since the Club is integral to our community and property values, and our messaging should be aligned.

6. Are you in favor of the POA building community wide amenities such playgrounds, picnic grounds and concert arenas? If so, how would you propose to fund those expenditures?

Generally I am not in favor of building more amenities (other than sidewalks) but the POA Board should continue to evaluate recommendations to determine if the cost is justified based on resident satisfaction and a positive impact on property values.

7. Are you in favor of allowing the Board to meet in Executive or Closed Session for any reason and without having to state that reason? (See [Resolution # 7](#))

Alternatively, are you in favor of a policy which limits going into Executive Session to “issues that – if discussed in public – could violate privacy laws or harm or cause embarrassment to the association or another party.” (See [Resolution # 3](#); which was rescinded in 2013 and replaced with Resolution # 7.)

(Note to Readers: The above links to the two resolutions are safe. If you happen to get a warning, please ignore it. If you have not already done so, I encourage you to read both resolutions to decide for yourself

what they say. If you wish background information and further explanations on these resolutions, I have provided it here: [Executive Sessions](#). Yes, it is my write-up, but I am quite comfortable that you will be able to read and interpret the resolutions and then judge my information accordingly.)

Yes, I am in favor of allowing the Board to meet in Executive Sessions.

I generally believe that the Board needs to show transparency, however, I also think that Board members are intelligent, well intentioned, NEIGHBORS, who do a tremendous amount of work and make a significant time commitment for our community and there are times that they need some "room" to discuss topics candidly, in private. I don't think it is productive to try to get too technical or legalistic defining what these conditions are, however, I think the Board needs to be judicious in terms of when they exercise their closed sessions. At the end of the day, any actions or resolutions taken by the Board must be reflected in the Minutes and part of the record.

8. Some directors claim that the future of our 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 and that we should not try to socially engineer the community or encourage any particular type of buyer. Rather, let every buyer decide on their own whether they want to live here.

Do you lean in any particular direction on this issue? Do you feel that the community should be spending money and/or taking actions to entice a particular demographic segment of buyers to move here? If so, why?

I don't yet have a firm opinion and would wait for the recommendations and feedback from the Immortology study, which I understand is nearing completion.

9. Are you in favor of continuing the annual deer culling program without any changes to the way it is being conducted?

Yes.

10. The most recent road reconstruction project was funded from reserves accumulated over a five year period plus a \$300 special assessment. For the next major road project, would you favor a similar funding method or, alternatively, having the POA borrowing money to accelerate the road rebuilding process?

I don't yet have a firm opinion and would need to understand the alternatives and any cost/benefit analysis that has been completed.

11. 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 annual assessments or initiating special assessments). At one extreme would be those who say it is far more important to keep the level of annual assessments down than to worry about the condition of the community. At the other extreme would be those who say that the condition of the community (and resulting property values) are far more important than worrying about increases in annual assessments. It's probably fair to say that most people are somewhere in between these two extreme positions.

Assuming you are in between those two extremes, can you indicate toward which side of this balance you might lean?

I lean toward spending the money that is necessary to preserve and enhance our property values while maintaining a reasonable level of dues. This is a great community and I remember the first time I drove into Governors Club and said "Wow"! I'd like that to be everybody's first reaction and maintain our premier aspects including acceptable roads and attractive landscaping. I think that the POA has been very effective at maintaining our community while keeping dues increases at a reasonable level.