

David Bursiek

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?

The initial sidewalk implementation has been a great addition to the community for a variety of reasons. It is not clear to me that expansion of the current situation would generate a lot of additional foot traffic. A first step should be a well-structured survey to determine how much people would use various options. We will always have limited funds and the survey could help with prioritizing sidewalk expansion vs other capital requirements.

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 do not believe that either restriction should be eliminated.

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?

Two years ago the POA sponsored a country music show next to the POA building. It was well attended and I understand that it cost less than \$400 to stage the event. I would support a small fund for such events, but I do not believe that providing entertainment should be a primary function of the POA. If the Community Activities Committee believes that larger events can be self-funding I have no problem with them testing the idea.

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?

I believe it is important to continue to enhance the relationship with local realtors. 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?

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 believe that a marketing program targeted at prospective buyers who currently live outside of the triangle is a high priority. Funding should be in conjunction with the Country Club. If at all possible funding should be within the normal budget. The potential benefit to the property owners should far outweigh the cost in terms of increased property values.

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?

With my current level of knowledge the answer is no. The current marketing study may cause me to modify this position.

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.)

I believe that we should replace Resolution #7 with Resolution #3.

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?

We know that our community appeals to a certain profile. Near-term we need to invest in marketing programs to reach that demographic. I am not knowledgeable as to cost effective changes that would make Governors Club more attractive to younger families, but we should welcome any young family that finds this an ideal place to live. There is also a view that young families would be more likely to move from here due to career changes than those looking for a place to spend the rest of their lives.

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?

In general I do not like to borrow money. However, if it is less costly, because of increasing construction costs and current low interest rates, to borrow money today and have the road work done near-term, I am in favor of borrowing the money.

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 towards making the necessary enhancements to improve property values.