

**Bob Hines** 1. The Reserve Study is underway and will be a starting point to understand the replacement costs of our infrastructure, when our infrastructure will need to be replaced, and why. That information is critical in order to make difficult decisions. I fully support this exercise because we currently have no clear idea how long our delicate infrastructure will last; nor how much it will cost. The experts are licensed and capable of giving us this information now. While the study has not yet been completed, the information gained will give us options for the future. This does not necessarily mean an increase in HOA fees, it simply means a starting point so we know where we are and where we need to be. It will begin the process of planning with real numbers and real facts. It's always best to know the all facts when planning for the future.

2. I will support the mooring rights and rules in their current form. As a member of the mooring committee, I helped draft these rights and rules. I stand by our group decision and believe these right and rules are fair and just for the entire moorage. The harbor master committee has had a daunting task and have performed admirably. I am looking forward to a report on the progress since June, on trials and tribulations, recommendations for improvements and successes.

3. Communications. Unfortunately rumors have been a way of life, not only in our community, but also within our country and even our world. Communication is the most important aspect of life. It is our job, as elected officials to provide ways of communicating effectively, insure the communication is clear and concise, and deliver the communication factually, without personal bias. We've started the process with the updated webpage, our Facebook page, emails, invoice emails, and emergency texts. I believe we are providing the delivery methods necessary.

The survey is a communications tool that has been invaluable to the board. Expect more of the same when I am elected. More emphasis on members questions, more frequent surveys and immediate responses will be the norm going forward. I also believe we can do better to communicate factual information to all of our residents faster. That begins with trust in your elected officials. That doesn't mean this is a popularity contest. This means that you trust the elected official will deliver facts, for the greater good of our community. You, as a member of this community should look at each candidate and base your decision on their ability to communicate clear, factual information that you need. Be aware of rumors and smear campaigns from people who don't even attend board meetings.

4. Management. As Pam approaches retirement there will be decisions to be made. There are many options available to us as a community. I believe the board will need to evaluate the manager's job description and have conversations as to what will work best for our community. Should we hire a replacement? Should we reevaluate the position and split duties? Should this be a full time or part time position? What duties can be automated? Should there be an outside management company involved? What are the costs of all options? What are the benefits of all options? What potential problems are generated from all options? I foresee a lot of analysis and research.

There are going to be many decisions to be made this year. and into the future. You want a board who has demonstrated through their actions that they are qualified and capable of making these decisions. That they are doers. Please read my candidate statement and make up your own mind, is Bob Hines qualified? Is Bob Hines capable? Will Bob communicate factual information clearly? If you've heard anything about me that troubles you, ask me. I'd be more than happy to put any rumors to rest. 503-360-8971 phone and text. Bhines1@gmail.com  
Please vote for me!