

Subject:
ACC Community in Crisis

ACC is a community in crisis. In the past year, ACC has had five board members resign. We are now on our third President, second Vice-President and second Secretary. Three of the former officers have also recently put their houses on the market and are moving out of ACC. What does this tell us?

Is ACC in a financial crisis? We do not know because homeowners have not received any meaningful financial information in over 10 months, possibly indicating that the financial viability of the Association may be in question. From the little disclosure that has been made, it appears that the accounting information system is in disarray. There have been a significant number of errors and irregularities, which brings into question the veracity of material that has been posted on the ACC website to-date. Hiring a CPA firm to do the daily bookkeeping does not address the material errors and irregularities in the published financial statements prior to September 1st. We should have financial transparency. Can we wait any longer to find out if we are in a financial crisis?

There is no information on CIF expenditures by project classification. As of August 31, 2024, the Fees for Home Sales were down more than \$40,000 from the previous year. The 2025 Operating and CIF budgets are due in a few days. How can 2025 budgets be prepared without adequate information?

The Association has experienced a record rate of staff turnover. This has resulted in new staff being hired and a huge learning curve. Long time volunteers were removed from various activities. Prior to this loss of employees and volunteers, our administrative processes have worked effectively for our members. It could take years to rebuild the expertise and trust in our systems.

We are encouraged that our new President is interested and willing to listen to homeowners. However, one person is not enough to put the Association back on an even keel. It will take all of us to work together to rebuild it. There are homeowners with experience and expertise that could be applied to solving the many issues we face. Let's encourage the Board to ask these members to assist them in rebuilding the community instead of discouraging them from raising questions or concerns.

Contact a Board member with your concerns and suggestions on how we might regain our confidence in our financial and other administrative systems. Attend Planning and Board meetings and make your suggestions and comments known. Consider volunteering for committees and board positions to help rescue our community.

Concerned Homeowners of Alamo Country Club