



## *Dennis Nolan*

Fran and I bought our Pelican Point unit in 1998 and our main house on North Harbor in 2000. I have lived here full time since retiring from law teaching at USC in 2008. Before that, I spent two years as an Army lawyer in the Pentagon, working on treaty negotiations. I began my involvement in HIOA by serving on and then chairing the Legal Issues Committee that helped the Board address various legal and policy questions.

When I ran for election to the HIOA Board in 2009, I cited three problems I wanted to work on: controlling legal costs by avoiding litigation, moderating the disputes between those who owned rental properties and those who did not, and helping the Board to conduct its meetings with civility and professionalism. I am pleased to report that the Board has made great progress in all those categories. First, we finally brought to a successful conclusion our expensive and long-running dispute with a developer who sought to subdivide property in violation of the Covenants. That dispute will no longer drain our budget. We have also avoided becoming entangled in any other litigation. As a result, we have cut our estimated legal costs substantially in next year's budget. Second, by steady, even-handed enforcement of Island rules, we have substantially reduced tensions over rental issues. Third, Board meetings have been better organized, better publicized, much shorter, and far more civil than they had been.

When I joined the Board, it was beginning a transition from a relatively informal organization to a business model. To complete that transition, it needed to develop policies to professionalize the Association's operations. To achieve that objective, I drafted and the Board approved these new policies:

- **POLICY ON TRANSPARENCY AND OWNER PARTICIPATION**, which committed the Board to make its decisions as public as possible by posting agendas, proposals, and reports, and inviting owners to comment on them on the website before the meeting. The policy also promised creation of an electronic forum for HIOA to communicate with owners and for owners to communicate with the Board and among themselves. The result was the HIOA Yahoo Group. (You can find it at [http://groups.yahoo.com/group/Harbor\\_IslandOA/](http://groups.yahoo.com/group/Harbor_IslandOA/). Sign up there if you haven't already done so.)
- **POLICIES ON EXECUTIVE SESSIONS AND EMAIL VOTING** that strictly limit the actions the Board can take outside of regular meetings and require ratification at a public meeting of all nonconfidential decisions.
- **POLICIES ON ENFORCEMENT OF RULES AND APPEALS** to provide consistent, even-handed enforcement of island rules with specified penalties, and to streamline appeals of citations to the full Board.
- **POLICY ON INTEREST RATE AND REBILLING CHARGES** to collect higher interest and recoup administrative collection costs from those who do not pay their HIOA assessments and fines on time.
- **RECUSAL POLICY** to prohibit Board members from participating on matters in which they have a financial interest.

The Board has worked together well over the past two years. In early 2009 we found the Association in a financial crisis. We addressed that crisis and put HIOA's finances on solid footing. We balanced the budget, undertook needed capital repairs, and even made regular contributions to our reserves. **This year we balanced the 2011-12 budget without any increase in assessments or fees.** Nevertheless, there is still much work to be done. In particular, we need to improve our communications to be sure that agendas and related documents are distributed far enough in advance of the meeting to provide owners with sufficient opportunity to express their views. We also need to do much more to protect our island's natural resources, including its many threatened and endangered species. We need to continue searching for the most efficient ways to provide our services at the least possible cost to owners. Most importantly, we need to revise our outdated and poorly-drafted Covenants and By-Laws. If reelected, I promise to continue work on all those issues.