

## **GORDON MULKEY**

**The Woodlake Community is a very diverse community consisting of residents and business owners from multiple backgrounds and socio-economic levels. Please tell us about your ability to effectively make decisions in such a diverse community and how you will accomplish this if you are elected.**

One of the things I love most about Woodlake is its diversity and inclusiveness. However, despite this diversity, business owners have not previously had representation on the board. I feel that I can represent business owner interests to better balance the board while ensuring that residents are properly and fiscally represented. I have previously been a board member in an association in North Carolina and have significant financial experience both in the corporate world as well as in small business.

**Do you have a long-term vision of the future for Woodlake? What, in your opinion, is the WCA's most important and necessary need?**

I would like to ensure that Woodlake continues to offer a place for residents who are looking for an established neighborhood and a sense of community and pride. The WCA needs to manage expenses while continuing to bring the community together to support each other, especially during these stressful and uncertain times. Events such as the annual Turkey Trot have demonstrated the residents' care of their neighbors and their support when there is need. The WCA should encourage community support and service.

**How would you go about maintaining a balance between the desires of some residents versus others who are living closer to the financial edge of being able to meet the dues, all the while remembering that fiscal responsibility is likely the first and most important part of the duties and responsibilities of our Board members?**

I completely agree that fiscal responsibility is incredibly important. For me, this means that we need to ensure that the board is not wasting the residents' dues and that we are making the best financial decisions for all residents and businesses. Given the hardships that some of our residents are facing, this seems an especially bad time to raise dues. When our neighbors are having a hard time making ends meet, it would be irresponsible to ask them to pay higher dues versus paying for needed items.

**What is your opinion on the recent options presented for increasing WCA dues? What is your view on the potential need for increased assessment fees?**

I do not feel that this is the right time to increase dues. With the impact of COVID19 on our economy, I do not feel that it would be responsible to increase assessment fees. Instead, we can revisit the budget and how we allocate the funds we currently have and receive.

**How would you propose to keep our spending in line with what we have, and within what might reasonably be accumulated?**

The only way to keep our spending in line with what we have is to make some difficult decisions. We cannot continue to pay for the facilities if they continue to need expensive repairs and upkeep and at the same time do not produce the required revenues. Maintaining them has become too costly. If I am on the board, I can look more closely at the budget and help to make more responsible decisions on facilities and staffing.

**Do you think WCA dues should be increased and require all residents to have total membership in all SRC and AFC amenities? What would you say to residents who currently don't use and have no need for an all-inclusive SRC and AFC membership? Do the current facilities have capacity to handle an "all-inclusive membership" option?**

I do not agree that we should increase dues at this time, given the current economy and the financial strain felt by many residents. If a resident cannot afford or does not want to pay for a membership in all SRC and AFC amenities, we should not force them to do so. In addition, it is quite possible that the current facilities may not have the capacity adequately handle the additional requirements.

**How would you answer suggestions that we are not qualified to be in the business of running a swim and racket club business, and thus should get out of that business?**

Generally speaking, I do not believe that most HOAs have the core competencies to manage vast facilities like the SRC and AFC. It's unfortunate that our residents and neighborhood businesses find ourselves in this untenable and expensive situation. We need to identify a clear plan on how to proceed that explores all financially responsible options.

**How would you respond to the need to keep each of the activities that we enjoy in Woodlake in balance with the ever-increasing cost of maintaining each of the activities involved, and even the basic repairs that are now necessary, due to a lack of proper maintenance in the past?**

Unfortunately, these can be difficult decisions and I would look to make a prioritized list of those amenities in most need of repair without advocating for an increase in dues. With this idea as one potential avenue, I would also consider more aggressive approaches such as selling these facilities to a capable third party.

**What is your position concerning long range plans to repair our deteriorating pools? What do you think about the idea that each time we renew either the tennis courts, or our docks, or our swimming pools, we never seem to attempt to return them to where they were, rather, we always seem to want to make them better?**

We need to make good and fiscally responsible decisions about the pools, tennis courts, and docks that make Woodlake such a great place to live and work. As indicated in my previous response, I would want to prioritize projects based on need and would be open to more aggressive approaches to relieve the financial burden on residents.

**Have you served on any Woodlake committees?**

I have not yet had the opportunity to serve on any Woodlake committees.

**Have you attended any Woodlake Community Association Board meetings in the last year?**

I have not been able to attend any Board meetings in the past year.

**What is your perspective on the issue of reactive vs. proactive covenant enforcement?**

I do think covenant enforcement is situationally dependent. If we are generally referring to covenant enforcement related to lawn and home appearance standards, providing notification to the homeowner with opportunities to make the needed corrective actions seems most appropriate. If there are extenuating circumstances, then they should be taken into account when enforcing the covenants while ensuring there is not an impact to the surrounding community.

**Should we support the commercial businesses in Woodlake? If yes, how would you go about demonstrating that support?**

Absolutely. Given that I am the only business owner running for a position on the board, I feel that I can best represent the businesses in Woodlake. Our business was highlighted in the Woodlake newsletter several years ago and this allowed neighbors to know about who we are and what we do. We should continue to

showcase our neighborhood businesses in the newsletters and provide copies of the newsletters to these businesses to display. In the current economic environment, patronizing your neighborhood businesses is more important than ever.

**What is it about Woodlake that you like the most?**

I think that the best thing about Woodlake is its sense of community and caring for neighbors. It's a community that shows empathy for neighbors that face hardships (Turkey Trot), that celebrates together (fireworks on the Fourth of July), that parties together (Friday night Cheers), and that supports their neighborhood businesses (Woodlake Animal Hospital Spring Fling and Santa Photos).