

## ELIZABETH ETTLING – BOARD MEMBER CANDIDATE APPLICATION

I moved to our community in 2020 from Portland, OR. While in Portland, I served on the board of my HOA for 10 years and as president for 4 years. In my career, I held the roles of Auditor, Controller and Chief Financial Officer. My experience includes building corporate infrastructure, human resource management, corporate governance, finance, tax and operations. My experience also includes five years in public accounting with a large CPA firm in Los Angeles. I hold a degree in Business Administration with an emphasis in economics, statistics, and accounting from California State University Los Angeles and was a licensed CPA for 25 years. When not working, I enjoy birding and spending time with friends.

My goals, if I join the BOD, would be to support the BOD and the community to implement systems that provide timely visibility into the financial workings of the HOA. This would be using technology along with face-to-face interactions with the community, and through presentations at board and other meetings. These presentations would detail (monthly) the inflows and outflows of cash. I would very much enjoy serving as the Treasurer. To help with the current divisiveness, I would primarily use good and detail information and facts. I have observed that much of the divisiveness appears to be from misinformation that results in distrust

## TERRY KRUSE

What are your desired goals to achieve for the association? Allow all members to talk at meetings. Add Townhall meetings as needed. Make board actions and financial information readily available. Members do not want close meetings. When members know what is happening and where their money is going they will start to come together again. Remove board members for name-calling and rude or lied comments.

In what ways will you enhance the board? Ability to give rapid response to all issues. Eliminate negative (unreadable) and be open to entire community.

Please provide brief bio introduction. Married to Doris for 42 years. Moved to Fruita 2 1/2 years ago. Worked in whole wholesale plumbing and mechanical contracting for 50+ years, both requiring rapid and timely responses with customer and client base. Majority of time and management. Handled several large volume and significant financial projects.

## MARY GRAZIANO

A native of Phoenix Az, my working years were spent in administrative positions in the insurance industry. I served on the BOD for the Phoenix Industrial Recreation Council and Arizona Special Olympics. After moving to Colorado in 1989 I worked with a behavioral optometrist in Bayfield. In 1999 joined Data West Corporation, a Durango utility billing software company, where my primary focus was Customer Support and Training. I instituted monthly virtual webinars and executed annual educational User Conferences.

After moving to Fruita in 2016 and retiring in 2017, I learned there was no 9-health Fair in the Grand Valley. Motivated to fill this gap, I coordinated efforts among 9-health, Family Health West and the Fruita Community Center (FCC). We held highly successful fairs in 2018 and 2019, each

serving over 700 residents in four hours. COVID ended our fairs.

I work part-time leading Silver Sneakers classes at FCC and ushering at Asteria Theater. I support my community by volunteering as: a member of AARP's Western Slope volunteer team, the Volunteer Coordinator for the Grand Junction Symphony Orchestra, a Tax Counselor with MRP/Tax Aide, a member of Fruita's Trail Hosts. Since moving to the Village in December 2023 I developed a Portal User Guide, conducted a presentation on this guide, offered Coffee talks on Silver Sneakers classes and 2024 income tax changes, and coordinated a successful yard sale day. I also serve on the Advisory Committee and deliver Periwinkle Ct Cat Tales.

I believe the biggest challenges before us now are restoring peace in our community and reviving trust and confidence in our Board. I would like to be known as being approachable, responsive and effective. I recognize that Board members must maintain confidentiality about some matters. However, we can do a better job of keeping residents informed about projects the Board is undertaking. I found the Activity Tracker to be a useful tool as it identified priorities and provided a status for each one. I would like to see something similar implemented.

On a less esoteric level I understand that the hub of our community, the PHA Community Center, needs renovation. We have [limited financial resources and, no doubt, there are many options for ways to spend them. I have coordinated large projects and can be a collaborative team member in identifying -the necessary pieces to accomplish this objective. Becoming an effective Board member will require me to become more familiar with our CC&R's, how they relate to CCIOA, the Colorado Non-Profit Corporation Act and our Leadership Framework. I am willing to invest the time to educate myself. I have already attended several of the Colorado HOA Information & Resource Center's monthly forums.

Understanding the divisiveness that currently exists within our community, what might you do to heal this division?

I believe there are simple actions that can help heal our division: Listen to homeowners' concerns provide timely, accurate responses respect everyone's opinion.

We all want to feel that what concerns us matters to everyone. Ignoring residents and the issues they may raise can elevate resentment. When a resident brings up a question or concern, they deserve a response. If I don't have an answer immediately, I can let them know when to expect a response and make sure to follow up as promised.

In addition to planning for the future, the Board is responsible for solving the problems of today. As no one has all the answers, I believe it's valuable to listen to solutions proposed by homeowners. If a suggestion isn't feasible, I can offer explanation as to why and still show respect toward the person who offered it.

While we provide an abundance of social activities, we can let residents know where volunteers are needed and develop more opportunities for people to participate in our community. Above all I believe it is important to remember that the Board serves the interests of the whole community. All too often I have seen the same faces at monthly meetings. These interested individuals still represent only a small percentage of our population. I suggest routinely alternate between morning and evening Board meetings to see if we can attract more members and hear their views.

## TERESA LEHMAN

Teresa J. Lehman  
1213 Sunrose Lane

I have been a resident of 1213 Sunrose Lane for the past two and a half years, where I live with my two Shepherds, Cooper and Vinnie. I am the proud mother of three children, grandmother of eight, and great-grandmother of three, with family members residing in both Colorado and Nevada.

As a Colorado native, I graduated from Fruita Monument High School and attended Mesa College, where I pursued studies in accounting. My accounting career began in 1977 when I assumed responsibility for managing the financial records of my husband's welding business. Shortly thereafter, our CPA hired me, providing valuable professional experience in accounting and tax preparation.

Over the course of my career, I have worked for several bookkeeping firms in the Grand Valley area and for a CPA firm in Sun City, Arizona. I also owned and operated my own accounting practice, Adobe Accounting LLC, which I dissolved earlier this year.

With more than 40 years of experience in accounting and business management, I bring a strong background in financial oversight, organization, and communication. I believe these skills, combined with my commitment to fairness and community involvement, would allow me to serve our association effectively and responsibly.

I would be honored to serve on the Board of Directors and to contribute my experience and perspective toward maintaining the integrity, transparency, and financial stability of our community.

### If Elected as a Board Member

If I were to become a board member, my primary goals would be to promote greater accountability and transparency within our Association. I would work toward creating a better organized homeowner portal that includes all essential documents and information required by the Association per our governing documents.

Another important goal would be to ensure that meeting agendas and financial reports are provided at every monthly board meeting, so members are kept informed and engaged. I also believe homeowners should have the opportunity to speak and, when appropriate, vote on issues that impact our community.

Equally important is listening to homeowners about concerns that have gone unaddressed for too long. I don't want to simply hold a board position — I want to be an active and involved member who helps find solutions and fosters a stronger sense of community.

I believe my background in accounting, my computer skills, and my willingness to listen and collaborate can make a positive difference as a board member.

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## Healing the Division in Our Community

The divisiveness that currently exists within our community stems largely from a lack of communication and transparency. After the Special Meeting on September 8th, a group of homeowners attempted to come together to discuss ways to begin healing this division. Unfortunately, that effort was undermined when the current Board President posted an unkind image on social media—an act that only deepened the divide rather than bridged it. That is not the way to heal our community.

True healing can only begin when we address the underlying issues within the current Board: poor communication and a lack of transparency. Emails go unanswered, maintenance is left incomplete, and homeowners are rarely informed when—or if issues will be resolved.

If I were to help lead the effort toward unity, I would start by improving communication and rebuilding trust. This includes responding to homeowner emails within 48 hours, holding open group sessions to foster connection and dialogue, and ensuring our website and portal are functional and contain vital association information.

I would also like to reestablish the Welcome Committee to greet new homeowners and show them that we are a warm, active, and supportive community. Most importantly, I believe board members should be engaged, approachable, and willing to work—rather than dismiss concerns with "it's just a volunteer position."

There is much to be done to mend the division in our neighborhood, but by working together, with respect and openness, we can rebuild a stronger, more united community.

## **Linda Larsen**

I have many years experience in management, customer service and general business operations. I worked for Diners club in Englewood, CO in the Government Division as an account manager. After we relocated to Grand Junction in 1992, I worked for AOL and was a manager in the accounts service department with 20 employees. I then joined U.S. West/Qwest, working in the Credit Management Department of the Business Division, where I was the personal account manager for 20 different businesses.

My next chapter was learning how to run a business from the ground up when my husband, Jim, and I started our own company. For 25 years, I served as Vice President, Secretary, and Treasurer, applying the customer service, financial, and organizational skills I had gained from years in the corporate world. These experiences helped us build and sustain a successful business.

## My Goals to Achieve for the Association as a Director

My goal is to encourage greater resident involvement in decisions that affect our community. I am committed to promoting transparency, accountability, and open communication between the Board and residents to build trust and ensure that all voices are heard in shaping the future of our neighborhood.

## Healing the Community and Building Unity

To heal the division within our community, the first priority must be improving communication between the Board and residents. This can be accomplished through more responsiveness acknowledging emails, addressing concerns in a timely manner, and keeping residents informed about ongoing issues.

I believe we should hold a "Members Meeting" every couple of months, giving all residents the opportunity to speak openly, share ideas, and voice concerns.

I will also encourage collaboration among Board members to ensure that decisions are made fairly, responsibly, and with the best interests of the entire community in mind.

Finally, I want to see residents have a stronger voice in community matters. This is everyone's community, and it should be inclusive—where all residents have input and feel heard in the decision-making process.

### DAVID L. RICE - BIO

David L. Rice Bio - Born 11-11-1944, Norman, OK US Navy Airbase. Lived in Oakland, CA Alameda Naval Airbase until WWII ended in 1945. In 1949 we moved to Shawnee, Ok. In 1957 we moved to Rangely Co., and I graduated from Rangely HS in 1962. I enrolled in the inaugural class of Rangely College, now CNCC in 1962. I got married to Beth June 12, 1964, which was one of my best moves. I served in the US Marines March 1966-March 1968.

Deciding to finish college, we moved to Durango, Co and enrolled in Fort Lewis College. After 3 years I graduated with a BA in Business Administration and Accounting. I worked for La Plata Electric Assn., an REA, Durango in the accounting department serving 40K customers. I worked in AR, AP, GL and Payroll for 130 employees. My last 8 years I served as HR Administrator processing employee benefits. Concurrently with HR I was serving as the Assistant Controller dealing with substantial amounts of money. After 32 years of service, I retired from LPEA in 2004. We moved to Fruita and have lived in the Village since 2020..

Should I be elected to the CCPHA Board: I will bring honesty, fairness and transparency that I do not feel the previous Boards have exhibited. I will have an open mind and ears to hear what the members feel and want. Members should be listened to.

Through the efforts of Homeowners for a Positive Change Group which I helped form last May. I believe that our group has been able to make a positive change in the Community. Today, there is less division, and the atmosphere is much lighter. Coffee time on Wednesday has higher attendance and there is a happier atmosphere.

### Lynda Law

1. Brief bio/introduction: I am a retired Registered Nurse, still maintaining my license and a few certifications. I have worked half my career with critical pediatric patients. The other half spent in Emergency departments, from busy, hectic trauma centers to rural, unpredictability of patients and colleagues. A total of 10 years, learning patience, taking charge of unruly

situations, but mostly listening to people who have needs and fears, and how not to fix, but be available to help, and do the best that I can with the help of others. Unity, teamwork, and making long lasting connections with colleagues, and short term trusting relationships with patients/friends who are here, then gone. I love the outdoors, hiking, biking, sharing with grandkids. My network of support starts with my church family, biological family, my few and far away closest friends, and closer to home pal-around friends. I stay active in a variety of ways, because my health is important, not just to me, but those I take care of.

2. Goals: Everyone talks about transparency. Sounds like a fad, buzz word. Why not call out what it is. Keeping people as informed as possible on topics that matter to them. Decreasing the complexity in their daily lives through simple communication. Developing trusting relationships that mean more to each other than being concerned about the weather. Communication, trusting relationships, working together as a unit. Keeping the flow of operations with less bumps in the road.

3 . The divisiveness in the community, I think has lessened. Partly due to the follow through by the BOD making head way on projects that have been long overdue. This society is one of immediate gratification. As an aging population, we tend to be less patient, and less "in control" of happenings around us. I think as we age, we may have more fear. I am one that doesn't concern myself with the world, but what is within my heart and mind, and how I react to the world. Responding to people's needs with understanding, compassion, and how to go about reacting and taking action to people's unique needs for a "good outcome." May not be what all people want or need, but at least a satisfactory resolve to a crisis. I try to remind myself to listen, acknowledge, think, respond, react, reassess.

Darlene Drake

My name is Darlene Drake and I am running for the Board for Country Creek Patio Home Association.

I have served on the Board of Trustees for Liberty Union High School District as Secretary for 8 years in California. I was also a Board Vice-President and a Trustee for USS/POSCO Credit Union for 7 years in California.

I moved to Colorado in 1995 and was a farm hand and worked along side of my husband taking care of 40 ares and 7-horse boarding facility. When my husband had a heart attack in 2010 we sold the farm and I have been his caretaker since.

I am now able to do some of my goals now. One of my goals is to be involved in my community. I have the opportunity to become a Board member of my HOA. I have experience in board meetings and have been very concerned with how the current Board was never transparent in their decisions. Many of the recent Board meetings I have attended have been so out of control because there is no consistency. As far as the divisiveness that is currently in our community is

because no one listens to the people. Many decisions have been made without talking to the homeowners.

There will always be decisions that upset some people but you need to be transparent and listen to everyone. The meetings need to be transparent and open to the people. A fair and impartial board should listen to all the voices, be open and honest in their deliberative process and help find solutions that best fit the community. I commit to listening and fostering a cohesive community.

Thank you for considering my application to be on the Board.