

RESUME – LEROY TAPIA

Let me introduce myself. My name is Leroy Tapia. I own/manage Casa 13 and Bonita 304/305. My intention is to run for the HOA board seat that will be up for election sometime this year. Since I didn't have everyone email address I am asking Hiram Roche to please forward this to as many owners as possible.

Item 1: My Background

I am a true entrepreneur. I have several successful companies and employ a large number of employees. Further information about my background can be discussed by telephone or by email. My email address is leroytapia@talusdevelopment.com. My cell phone number is 602-558-4343. I will tell you that I am a hands-on manager staying involved, but also allowing and expecting qualified managers to do their jobs.

Item 2: Why Am I Running?

It is my opinion that the owners of Las Palmas either are not being included in major decisions that are being made by the board or have little input. What I expect to bring to the board is when there is a major decision related to any project at Las Palmas that affects rentals or the non-rental owners, and that includes pool schedules related to heating, A/C cooling and heating of the club house and any other decision that affects the body, I will work to initiate an email campaign that allows the owners to either approve or disapprove those transactions. I simply feel that three board members cannot represent the owners if they do not communicate with them.

Item 3: Representation

Of course I have a large investment in Las Palmas, and my goal is always accomplishing those things that satisfy the HOA owners keeping them informed on every decision about the accurate cost is of anything that we may implement. It is my intention as a board member to make sure that the rental owners are being represented. All my units are in the rental pool and certainly have a vested interest in making sure that renters and non-renters are represented.

Item 4: Homes

I have noticed that the homeowners do not have anyone on the board who is an owner of a casa. I feel I am in a unique position as a casa and condo owner to represent all owners. I can assure you that you will get represented.

In conclusion I am qualified and will work hard to make sure that when the HOA board makes a decision related to what I consider are decisions that impacts everyone that all of the owners who want to participate will be sent communication allowing them to give me feedback; and it is simple – the majority will rule. What I have noticed is that we can improve the communication or opportunity to give our approval or disapproval of some of

major board decisions. It simply cannot happen where all of the input is made and decided at one HOA meeting. You the owners need to be involved. It is obvious that surveying 160 owners and giving them a choice to say "yes" or "no" or any feedback will be better than the system we are operating under now. I understand that not everyone is going to agree on every decision that has to be made but communication is the key to getting as much consensus as possible. I believe, as I am sure you do, that we have a great property in Las Palmas that we are proud of and want to continue to do things to improve and maintain the values and the quality of the experience in Rocky Point.

Respectfully,
Leroy Tapia