

## Randall Gates

**Keep PMC Affordable and Let the Members Vote:** this is not a campaign slogan, but a vital responsibility of every Director. I am not against *any* association project our membership approves of as long as our governing documents and the Davis-Stirling Act are transparently and faithfully complied with. Most importantly, when the Members express their collective opinion via a ballot, Directors must respect that decision, like it or not.

**Politics:** I do not see the challenges that PMC faces as political issues. The Board should transparently follow the same rules and laws to which they hold the membership accountable.

**Transparency:** If a mistake has been made in the governance of our POA, address it openly and honestly. To repeatedly ignore the facts is not beneficial and creates distrust within our community. Also, stop secretive projects like the RCS "PMC improvements project" which take valuable time and assessment dollars away from the more critical needs of our community.

**Legal:** There is no reason for POA legal counsel opinions to be considered "privileged" if they are opinions regarding our governing documents and/or affect our membership rights. Certain information may be redacted if necessary, but members have every right to know what our legal counsel has to say.

**Special Interests:** No Director is entitled to move to the front of the funding line with their special interest project. POA funds should not be spent on any such project unless it is fully disclosed and vetted in open committee/board meetings first and approved by our membership if required.

**Independent Auditors:** Find a new audit firm - review regional candidates in an open session of the Budget and Finance Committee. Using an audit firm from Florida is not just inefficient, it is also not reassuring; there are many excellent CPA firms in Southern California that specialize in community associations.

**Revitalization:** A Director's function is not to dictate what the future of PMC should look like. I believe appropriate and quality care of our shared amenities, conservative fiscal management, and emergency preparedness are quite sufficient challenges without adding unnecessary complexity for nonessential add-ons. Safety issues must be addressed immediately. If the members' approve a major addition or expansion of our amenities, then all progress and related expense should be transparently presented month by month.

**Replacement Reserve:** Have a Certified Reserve Specialist independent of past decisions comprehensively review the Replacement Reserve needs and issues in an open committee meeting. The Reserve Fund must only be used for existing assets, not unapproved capital improvements far beyond the scope of the reserves.

**Trust:** Directors serve ALL members of the POA, every dollar comes from the pockets of our members. I consider that a reminder to be wary of false urgency and to table issues if more information is necessary.

### **My background.**

I know how to work with my hands (and back.) I worked throughout high school and college in charge of repair/maintenance for a 24-unit apartment building, and as a house painter, awning installer, etc.

I received an AA at a junior college in 1974 and transferred to USC, where I graduated in 1976 with honors with a Bachelor's degree in Business.

I then started with Peat, Marwick, Mitchell (the largest Big 8 CPA firm at the time) ultimately as a Senior Manager (one level below partner) in a dept. responsible for integrating audit, tax, and consulting services. In 1984, I left to be the CFO for a client. I left that company to be CFO for a Caltech startup in the biotech industry and looking to raise money in an IPO. Other CFO positions followed: In January 1997, I started my own one-man consulting practice with a focus on merger/acquisition and public stock offering assistance.

I downsized my consulting practice and returned to get a Master's Degree in Depth Psychology from Pacifica Graduate Institute in 2007. I became a Licensed Marriage and Family Therapist (MFT) in 2011. Quite an adventure working at a sliding scale clinic in the Valley: I was privileged to work with some amazing clients – I am still a licensed MFT but inactive due to piles of continuing ed. requirements that accumulated over Covid.

MAR 26 04 11 02

### CANDIDATE FILING FORM

1. A candidate must be qualified according to bylaw 6.03, 6.06 and Article 20 Election Rules.
2. A candidate biography/resume is required. The biography/resume shall be typed on one side of one 8 1/2 x 11 piece of paper. Include experience, qualifications, and election platform.
3. A candidate is required to complete and submit this form.
4. **Filing Deadline:** These documents must be submitted to the Association office no later than 5:00 p.m. on March 26. If March 26 falls on a Saturday, Sunday, or holiday the deadline shall be 5:00 p.m. on the first business day thereafter.

#### CONTACT INFORMATION

Name Randall Gates

Date Received: \_\_\_\_\_

Mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home telephone \_\_\_\_\_ Work \_\_\_\_\_

E-mail address \_\_\_\_\_

**Ownership.** Are you on title to a lot in the Association?  
 YES  NO

**Co-Ownership.** Are you a co-owner of a lot in the Association with another candidate or anyone who will be on the board if you are elected?  
 YES  NO

**Assessments.** Are you current in the payment of all regular and special assessments due and payable to the Association as well as late fees and interest or have paid under protest or have an approved payment plan?  
 YES  NO

**Length of membership.** Have you been a member of PMCPOA for one year?  
 YES  NO

**Fidelity Bond Coverage.** Do you have a criminal conviction that would, if you were elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code section 5806 or terminate the Association's existing fidelity bond coverage?  
 YES  NO



3/12/2024