

Subject: Re: Feedback for Town Hall Meeting

Date: Wednesday, February 17, 2021 at 4:08:00 PM Mountain Standard Time

From: Jordan Willows

To: Brandon May

CC: Jordan Willows

Brandon

Thank you for your emails and suggestions. All Homeowner feedback is being reviewed by the Board, however at this point in time we are not pursuing dissolving the HOA.

We hope you are able to attend the town hall tomorrow where the Board will address feedback and concerns received from the Homeowners regarding the declaration draft. Thank you for contributing and making our community a great place to live.

Jordan Willows HOA Board

On Wed, Feb 10, 2021 at 4:24 PM Brandon May <brandon@disbandthehoa.com> wrote:

I want to express some feedback as we approach the Town Hall. I would like some clarification regarding Utah Codes 16-6a-1402, and its attendant codes 16-6a-704, 16-6a-714 and 16-6a-715, and how these codes translate to a process to move to disband and dissolve the HOA. Given the frustrations that are overwhelming, it seems that we would be better served making an effort to discuss the process and working toward dissolution of the HOA.

Studies I have seen show no positive correlation between having an HOA and home values. In fact it seems that in general, HOA's cause values to be lower than homes without an HOA, all things being equal. The return on investment is greater in the absence of an HOA as discussed in a Critical Housing Analysis study published in 2019. The study is included in this email. Can the Board speak to the relationship between perceived value of an HOA and the return on value at sale?

If moving forward, the Members choose to support dissolution and disbandment, will the board willingly support the process and pursue it to all ends?

Thank you for your time.

Brandon May