

**Kevin Fitzpatrick**  
**1351 Sandown Lane**  
**Years in Glenmore: 12.5 years**



#### **Relevant personal and professional experience**

- Member of the GCA Board since 2017 ... I enjoy serving the GCA.
- Served as GCA Treasurer in 2017. Reduced costs by competing contracts and increased revenue by purchasing FDIC insured CDs for our reserve funds with interest rates as high as 3.0% (was 0.025%). Revamped the GCA Reserve Study adding 36 new requirements (an 88% increase) that were not in the original study. Reserves mitigate special assessments. No assessment increase for 2018.
- Served on a committee to select Associa to manage our financial books in lieu of resident volunteers. Successfully transitioned financial operations, eliminating the need for volunteers and Board members to manage accounts receivable/payable, while significantly increasing financial oversight.
- As CARB chair in 2018, completed the dog park and sports field, and competed the GCA landscaping contract at a 10% cost reduction. Continued on the CARB committee through 2020.
- Served as GCA Treasurer starting in September 2018. Digitized all documents for cloud storage. Updated the reserve study. Developed the 2019 budget ... no assessment increase for 2019.
- Served as the Treasurer in 2019, laying out a plan to pay down the Equestrian Center loan in five years vice 15 years saving \$201K in interest. Updated the Reserve Study with an engineered Equestrian Center Reserve Study that identified 84 reserve requirements. Developed the 2020 budget with a 1.57% assessment increase (\$16 per year) while meeting all funding requirements.
- Served as Water Resources Committee Chair in 2019, identifying 16 new Glenmore wet ponds and biofilters. Established a plan with Albemarle County to manage the environmental requirements.
- Served as the GCA Treasurer in 2020. Paid off the 5.05% Equestrian Center Bank loan two years early by using reserve funds that were earning just 0.25%. The reserve funds repayment plan is incorporated in our 2021 budget and will be repaid in full by August 2022. Developed the 2020 budget with a 0.77% increase (\$8 per year) while meeting all operational and reserve requirements.
- Editor of the bi-weekly GCA Newsletter since 2018, with a goal of improved GCA communications.
- 8 years as President and Treasurer of the Altavista Unit Owners Association in Arlington VA.
- 11 years of consulting as a client advocate for federal Information Technology projects.
- Retired Navy Senior Executive Service member, Director of a 900-person Navy organization.

#### **Vision for the Glenmore community**

- First and foremost, fiduciary responsibility and auditability. Full GCA transparency in the GCA cloud for member access. Compete contracts to reduce costs. Minimize assessment increases.
- As the community grows, expand Associa's role for GCA operations so that the role of the Board is oversight and governance, not daily operations.
- Community engagement is critical ... use the results of the 2019 GCA Community Survey to guide the Board, and document that guidance in our annual update to the GCA Strategic Plan.
- Financial and governance decisions based on the best interests of the GCA community as a whole. Complete transparency on all decisions to all GCA residents.
- Open communications with Albemarle County to maintain the value and security of our homes.