



Homeowner Leaders Council 2025 Election Candidates

Open Positions:

3 Homeowner Leaders

Leslie Allison
Regatta Townhome Homeowners Association
Houston, TX

Sandra Anderson
Green Hill Condominium Association
Wynnewood, PA

Sylvia Beall
Brookhaven
Columbia, SC

Patricia Book
Willow Springs Community Association
Fort Collins, CO

Donald Boswell, CMCA
Twin Hickory Homeowners Association
Glen Allen, VA

Russell Carpe
Pierhouse Condominium Association
Huntington Beach, CA

Bruce Cutler
Wintergreen at Midway
West Jordan, UT

Charles Fredericks
LaNor Villas Condo Association
Hammonton, NJ

Steven Friscia
Victoria Falls
Rancho Mirage, CA

Thomas Krieger
Clearbrook Community Association
Monroe Township, NJ

Ian Mari
Liberty Lofts and TownHomes
Bluffton, SC

Ken Miller
Nolenmeade HOA
Nolensville, TN

Guido Portante
Mira Vista Homeowner Association
Rancho Mirage, CA

Stan Reid
Carlton House Condominiums
Reston, VA

Melanie St. Germain Cimini
Fountain Court PGI
Punta Gorda, FL

Robert Spillar
Westpark Maintenance District
Rancho Mission Viejo, CA

Mike Wolf
La Fontana Condominium Association
Denver, CO

Homeowner Leaders Council

2025 Candidate Statements

Leslie Allison

**Regatta Townhome Homeowners Association
Houston, TX**

My name is LESLIE ALLISON and I am pleased to announce my candidacy for a position on our CAI Board of Directors. I am excited about the opportunity to contribute to the continued success, stability, and livability of our Community Associate Institute Board, and I respectfully ask for your support.

My family and I have been proud residents of Houston, Texas for 25 years. During this time, I've grown to deeply appreciate not just the physical beauty and amenities of our neighborhood, but more importantly, the spirit of community we share. I believe in the value of good neighbors, open communication, and collective responsibility, and I am eager to bring these principles to service on our CAI board.

Professionally, I bring a background as a board member on multiple HOA boards, rental real estate, law, construction, customer service, with over 20 years of experience in real estate. These skills have equipped me with the tools necessary to evaluate complex issues, develop budgets, negotiate with vendors, resolve conflicts, and manage long-term planning efforts—all of which are directly relevant to the challenges and opportunities facing our CAI Board.

If elected, my priorities will center around three core areas:

1. Transparency and Communication

A well-informed community is a strong community. I believe CAI board decisions should be communicated clearly and openly to all members. I will advocate for regular updates, accessible meeting minutes, and channels that invite homeowner feedback. I am committed to listening to your concerns, answering your questions, and making decisions based not on personal preferences, but on what is best for the community as a whole.

2. Financial Responsibility and Sustainability

One of the most important duties of the CAI board is stewardship of the association's finances. I will work to ensure that our budget reflects prudent planning, long-term reserves are adequately funded, and unnecessary expenses are avoided. It's important that we invest wisely in our infrastructure and amenities while keeping dues as reasonable as possible. I will also advocate for competitive bidding and performance reviews when hiring vendors or contractors to ensure we receive the best value for our community's money.

3. Enhancing Property Values and Quality of Life

Our homes are not only places we live—they're also significant investments. As a board member, I will focus on maintaining and improving the aesthetics, safety, and amenities of our neighborhood. From timely maintenance to long-term capital improvements, I want to ensure that our community remains a desirable place to live and that our common areas reflect the pride we all take in our homes.

Beyond these core issues, I am also interested in exploring opportunities for greater engagement. through events, volunteer committees, or digital platforms, I believe in fostering a sense of connection among members. Our CAI should not just be a regulatory body—it should be a partner in building a stronger, more vibrant CAI member community.

I understand that serving on the CAI board requires time, dedication, and the ability to collaborate with others—even when opinions differ. I am committed to respectful, constructive dialogue with fellow CAI board members and homeowners alike. My approach will be thoughtful and solutions-oriented, always guided by what's best for the long-term health of our community.

Sandra Anderson
Green Hill Condominium Association
Wynnewood, PA

Who Am I?

I believe in the intrinsic value of volunteerism. As a dedicated homeowner volunteer for my high-rise condominium, I have served on the CAI Homeowner Leaders Council for the past two years. I have seen the value of collaboration, mutual support, and encouragement from CAI for our homeowners who are the backbone of this organization. I have served as president of our condominium board for four years and am currently serving as vice president. I encourage the formation of key committees, not only to assist the board members, but to provide many community initiatives and activities. I also serve as editor of our quarterly newsletter which provides a forum for communication from the board, committees, and myriad articles by our homeowner authors.

My Vision for CAI

My vision for CAI incorporates a homeowner leader council where all members feel heard and valued. I would like to see the number of members is increased, so that more homeowner voices can be included. Also, I would like our members to focus on board education, stressing the importance of knowledgeable boards, and encouraging training for new members. I anticipate the development of additional diverse mechanisms to support all homeowners and to easily gather their opinions and experiences to enhance the CAI platform.

My CAI Experience

My CAI experience includes receipt of a CAI scholarship to attend annual conference in 2022 - an invaluable CAI learning environment. Having completed the CAI Homeowner Board training, I am well equipped to understand homeowner board challenges. I have attended the past four CAI Annual Conferences, as well as the Keystone Chapter Annual Conferences. I am a member of the CAI Homeowner Leader Council and also serve as chair of the Keystone Chapter Homeowner Leader Committee. During my tenure as a CAI member, I have experienced many opportunities for growth as both a condominium board member and homeowner. The support I have received from CAI is unmatched and invaluable.

My Other Relevant Experience

I have recently formed an ad hoc Smoking Ban committee at our condo; the goal is to ban smoking in all units and buildings. I have worked with our local Boy Scout troop as parent committee chair for approximately 10 years and also serve on the finance committee at my church.

Sylvia Beall
Brookhaven
Columbia, SC

Who Am I?

I love to encourage homeowners to be positive and to enhance their community and HOA. Homeowners should give positive vibes so that their community rises above the issues.

My Vision for CAI

I hope CAI continues to assist local communities to be their best; get involved; suggest solutions

My CAI Experience

Local SC CAI Legislative Committee

My Other Relevant Experience

Previously on RCNC board and current participating RCNC member

Patricia Book
Willow Springs Community Association
Fort Collins, CO

Who Am I?

I am a homeowner leader and HOA advocate. I earned my Ph.D. in Medical Anthropology from UCONN. I am now a retired academic administrator having served in leadership positions at public universities (University of Alaska Fairbanks, Penn State, Kent State, the University of Northern Colorado) and the American Council on Education in Washington, D.C. I spent the bulk of my work career serving working adult learners through continuing and distance education degree programs on- and off-campus and online so they could achieve their degrees in an accessible format. Earlier I served as a community health planner in culturally diverse communities in Alaska and Cyprus. My personal ethos is one of public service that is now expressed through volunteerism.

My Vision for CAI

My sense is that we have an opportunity to elevate homeowner leaders within CAI by proactively communicating to the Board what issues homeowner leaders are the most concerned about. We also have the opportunity to assess how many homeowner leaders are actively participating in CAI educational programs, including webinars, with an eye toward advocating for boosting access for homeowners to relevant education to help them perform their duties as Board members. Homeowner leader education is a critical factor in the success of this housing model. I am committed to engaging all Council members in our deliberations to best represent our constituents, and to inform ourselves especially through the homeowner leader forums that we have developed and our short surveys on topics of homeowner leader interests.

My CAI Experience

I served on CAI's Rocky Mountain Chapter Board two-terms, serving as Vice President. I am CAI RMC's representative to the Colorado LAC. I also served as President of the Willow Springs Community Association in (460 units) for nine years. I've written articles for the CAI magazine, volunteered as a homeowner in an investigative documentary on CIC's conducted by PBS and ProPublica. I have testified before the state legislature and state regulatory meetings. I served two-terms on the Homeowner Leaders Council, two-terms on CAI's Government and Public Affairs Committee (including on two Task Forces (1) Assessment Increases and (2) Building Inspection and Structural Maintenance). I also served on the State Chapters Awards Committee reviewing "out of the box" nominations. Also on CAI Board's Awards Task Force.

My Other Relevant Experience

In addition to my CAI volunteer experience, I have been appointed or elected to municipal economic development boards, health advisory boards (e.g. American Heart Association, Alaska Lung Association), community boards such as United Way, Chamber of Commerce, Centre Pennsylvania Festival of the Arts, a member of Rotary International, and professional organizations such as President of the University Professional and Continuing Education Association and a Council Chair for the Association of Public and Land-grant Universities. All of these experiences have helped shape my ability to be an effective representative of homeowners on the Homeowner Leaders Council.

Donald Boswell, CMCA
Twin Hickory Homeowners Association
Glen Allen, VA

Who Am I?

I am a retired law enforcement administrator, technology manager and community leader who has served on the Twin Hickory Homeowners Association Board in Glen Allen, a suburb of Richmond, Virginia, since 2016. I have lived in this area since 1963 before it was ever developed and my wife and I raised our children here. We moved into Twin Hickory when it was first developed in 2000. After retiring, I decided to continue my community service by getting involved in my community association. Since I first joined the Jaycees in 1979, I have strived to live up to the Jaycee Creed that "Service to humanity is the best work of life!" If you want to learn more about me, go to my LinkedIn profile at www.linkedin.com/in/don-boswell-a1022553.

My Vision for CAI

CAI must drive CAVL membership and participation in education, certification, chapter and national functions. Managers and business partners participate at much higher levels because their member dues, training fees, sponsorships and exhibitor fees are usually paid for by industry companies. CAVLs must pay out-of-pocket to participate, even though they ultimately spend the association money that actually fuels the industry and CAI. We need a viable funding strategy through education, best practices or even regulation that encourages reasonable use of association funds to train and support CAVL full participation in CAI. One small symbolic change should be expanding the Homeowner Leader Council from 6 to 12 members like the manager and business partner councils.

My CAI Experience

I'm president of Twin Hickory, a mixed use 1,500 home, condo, and business master association with five sub-associations. After joining CAI in 2016, the Virginia Legislative Action Committee recruited me for my experience lobbying the Virginia legislature, and I was chair from 2023 to 2024. I received a CAI 2018 Award of Excellence in Government and Public Affairs. I earned my CAMCB CMCA designation in 2020 and my CAI Board Leader Certificate in 2022. Elected to the CAI Central Virginia Chapter Board of Directors in 2021, I will be the 2026 president. I've conducted training for CAI national, several CAI chapters and written articles for chapter magazines. I served on the 2023 CAI Board Member Education Taskforce and attended the CAI 2023, 2024 and 2025 Annual Conferences.

My Other Relevant Experience

In addition to my significant professional management and leadership experience, I have a Ph.D. in public policy and administration. I have served as president or chair of numerous government, civic and community boards and organizations over my career. I was recognized as the 1989 Outstanding Young Richmond Citizen by the Richmond Jaycees, Kiwanis and Rotary Clubs and as an Outstanding Young Virginian by the Virginia Jaycees in 1990. I was president of the Short Pump Civic Association that built and operated a private community pool and tennis courts facility from 1993 to 2019 before HOA community pools and courts dominated the area. I am a 1992 Leadership Metro Richmond and 2006 Virginia Executive Institute graduate.

Russell Carpe

Pierhouse Condominium Association
Huntington Beach, CA

Who Am I?

I'm Russell Carpe. A member of CAI Orange County Chapter. I am a Board Member of the Chapter for 3 years and on the Board of Pierhouse Condo Assoc. For 4 yrs. Formerly a Business partner Member for 15 plus years. Was instrumental in financial savings & positive investment strategies for my HOA. Negotiated 500K Savings for members cable and internet costs over 5 yrs. Reversed years of deferred maintenance. Promoted Member involvement on committees. Encouraged members to get involved in CAI and take advantage of all education. Promote and recruit CAI membership.

My Vision for CAI

My goals for CAI Are to promote HOA Leader involvement in all chapters. The benefits of CAI membership including education programs. Networking, Chapter involvement are invaluable and promote better communities through shared knowledge and involvement.

My CAI Experience

I have been a CAI member 20 years. As a business partner and transition to Homeowner Leader upon my retirement. I am an Educated Business Partner and completed all Homeowner Leader Courses. I served on several Chapter committees and was a Chair or co chair for 10 years. I have been on Orange County Chapter Board of Directors for 3 years.

My Other Relevant Experience

My experience as a business partner, promoting CAI. I am always promoting the benefits of CAI to managers, Business Partners and Home Owner Leaders.

Bruce Cutler
Wintergreen at Midway
West Jordan, UT

Who Am I?

I am a homeowner at Trimble Creek HOA in West Jordan. I'm also a member of the board of my Timeshare Association, Wintergreen at Midway, Utah.

I am passionate about helping self-managed CAs, such as mine. Self-managed CA's represent a large portion of the CAs in the state of Utah, and probably elsewhere.

My Vision for CAI

With my strong passion for assisting self-managed Associations, I want to reach out to these organization. CAI has a lot to offer, but these organizations don't know anything about CAI. I want to change that. We need to make CAI's services affordable to small (less than 100) unit communities.

My CAI Experience

Member of the LAC for over 3 years.

Elected to the Board of the Utah Chapter in 2024.

My Other Relevant Experience

I'm a former Utah State Legislator, having served from 2015-2019.

I was previously on my local school board for 8 years and Library board for 6 years, serving as President for 3 years.

Charles Fredericks
LaNor Villas Condo Association
Hammonton, NJ

Who Am I?

My name is Charlie Fredericks. Currently, I am President of LaNor Villas Condo Association, a 40 unit complex in South Jersey. I have been on LaNor's Board for 5 years, 2 years in the capacity of President.

My Vision for CAI

I believe that CAI best serves it's members by being a resource to individual boards in an era where NJ and the legal system is mandating standards that many boards, let alone individual condo owners, are simply not aware.

My CAI Experience

I have served on the NJCAI Home Leaders Committee for two years.

My Other Relevant Experience

I am a retired district public school administrator for 17 years. Prior to that, I was a school psychologist for 22 years.

Steven Friscia
Victoria Falls
Rancho Mirage, CA

Who Am I?

I have a career spanning over 35 years related to the real estate industry. As a young lawyer, my law firm represented local Boards of Realtors including the Long Beach Board of Realtors. Next, I was a General Counsel of a real estate development firm including home and shopping center development. I currently serve as Vice President of my current association as well as President of prior associations. Also, taught and presented R.E. topics. I am dedicated to expanding "best practices."

My Vision for CAI

Vision includes expanding membership promulgating benefits and features of membership.

My CAI Experience

I have served as a "Homeowner Leader" for the Coachella Valley" Chapter of the CAI for the past 4 years including membership since 2016.

My Other Relevant Experience

Began my career in a real estate specialty law firm going on to become a general counsel of a major developer. Obtained an advanced business and tax law degree (LL.M.)

Thomas Krieger

Clearbrook Community Association

Monroe Township, NJ

Who Am I?

My wife and I have been residents of the Clearbrook Community since 2018 and from the start became involved in the community by serving on local committees concerning Lifestyle, planning various social events for the residents to enjoy and participate in. Prior to moving to Clearbrook I taught a diverse group of students (Pre-K to Grade 8) Computer Science for 10 years. I also previously held a Brokers and SalesPerson Real Estate license in New York and New Jersey. During that time I managed an office of 25 Commercial Real Estate Brokers and SalesPerson sales activities for 10 years. I also was experienced in producing and monitoring million dollar budgets. I also held numerous managerial positions in the Life Insurance industry with Equitable Life. I believe in diversity, financial stability and working cohesively with my Board to continue to grow property values for the residents of my community.

I find volunteering and serving the resident's of my community a rewarding, interesting and learning experience I would hope to continue to learn and grow from serving with a national organization.

My Vision for CAI

My vision for CAI both nationally and locally is to continue to grow its membership particularly in areas where there are small Community Associations and henceforth individual members not currently CAI members. Also to continue to work with local Chapters in their efforts in introducing and securing legislation in their respective areas that would be beneficial to those Chapters. To raise awareness of important topics that always come up in the world of Community Associations. To stay abreast of pending legislation that would impact CAI (eg the Corporate Transparency Act) as well as growing concern of doing reserve studies on a current basis to insure Associations are properly funding themselves to pay for long range expenses.

My CAI Experience

I have been a member of CAI for the past 5 years. During that time I've participated in over 70 training sessions, in-person, on-line courses, webinars, Zoom meetings, expos and conferences. I've been a member of my local CAI Chapter Homeowner Leaders Committee for the past two (2) years and currently serve as its Chairperson in 2025. I am also a certified mediator to participate in Alternate Distribute Resolution cases of which to date I've participated in seven (7) cases over the past two years.

My Other Relevant Experience

Other relevant experience I feel is important is my volunteering in my local Community Association. I have served on its Board of Directors for the past 4 years, having been re-elected last year for another 3 year term. I also serve as the Association's Treasurer. My Association is structured where there are 18 sub-corporations operating under the umbrella of the master Association. Each sub-corporation is independent and operates with its own master deed, by-laws and rules and regulations in matters that are not delegated to the Master Association. With-in that sub-corporation I also serve on the Board of Directors and am also as its Treasurer for the past seven years. I have also formed a Treasurers Council with its members coming from the 18 sub-corporations and as such have held meetings to discuss and train on topics such as Corporate Transparency Act, the requirements of the new State of New Jersey law concerning structural inspections and reserve study's, investment strategies. Prior to joining the local CAI Chapter I also served on the Association's Grievance Committee. As a member of the Community Association's Board of Directors was instrumental in working with the local engineering firm to establish rules and guidelines for resident's purchasing electronic vehicles. Finally, I would point out my Community consists of 2,026 units and has over 3,000 resident's

Ian Mari
Liberty Lofts and TownHomes
Bluffton, SC

Who Am I?

i've been involved with homeowner leadership since the year 2009 I was president of Liberty Lofts and TownHomes for 10 years and have been a homeowner leader on CAI Georgia board on and off for 11/12 years

My Vision for CAI

CAI is a great learning vehicle to teach homeowners homeowner leaders how to manage their community with a CAI recognizing management company. Education is the way to go with CAI.

My CAI Experience

CAI is a great vehicle for learning education as I've said before is a must if you're dealing with homeowners association and are a leader.

My Other Relevant Experience

CAI helped me grow as a president a leader of residence. It's a great vehicle. I've said it before education learning are all the way to go.

Ken Miller
Nolenmeade HOA
Nolensville, TN

Who Am I?

Ken is a native of Pittsburgh, Pennsylvania and has been in the insurance claims industry for many years. Nashville has been his home for the past 36 years. Ken and his wife, Melanie Lund Miller, moved to Nolensville in August 2018 where they are enjoying retirement.

He received his education in Blairsville, Pennsylvania at the Vale Technical Institute and received his degree in Auto Assessment

Throughout his career, he had various positions in claims including , claims investigating, supervision and management. He has enjoyed a variety of roles in many claim's association trade groups. He served as President of Nashville Claims Association (NCA) for three terms, Past President of the TN Claims Managers Council. President of the National Society of Professional Insurance Investigators Unit (IASIU) and serving on the board of the National Society of Professional insurance Investigators Unit (NSPII).

Other affiliations were Past President of Piccadilly Square HOA 1988-1994, Past President of Nashboro Woods HOA 1992-1994 and Past President of Chandler Grove HOA 1998-2004 and currently is the President of Nolensville HOA 01/28/23-present. He is currently on the CAI Legislative Board and Advocate of their National Chapter.

Ken was also a past Flotilla Commander with the Coast Guard Auxiliary serving two terms and traveling to many lakes and rivers with their water patrol to educate boaters. He is a current member in good standing.

Accomplishments include Senior Claims Law Associate Designation among many others.

Ken's hobbies include show cars, biking and grilling out with friends.

My Vision for CAI

To assist in various functions as needed including recruitment of new members to our local Nashville Chapter

My CAI Experience

I am currently on the CAI Nashville Chapter Board of Directors and also on the CAI Board for the LAC.

My Other Relevant Experience

Current President of my HOA since 2023 and former HOA President of three other HOAs.

Guido Portante
Mira Vista Homeowner Association
Rancho Mirage, CA

Who Am I?

I am a retired U.S. Army, Brigadier General, having served my country for 37 years. I have been in many different assignments throughout the world during this time. I bring the following skills to a volunteer position with CAI National. Organization abilities, leadership skill, fiscal and budgetary know how, planning, both short range and long range strategically. Prior to my military career, I was involved in a family restaurant business, and the casualty and life insurance industry. I am involved with Veteran activities in the Coachella Valley, supporting Veteran needs. I belong to the American Legion and the VFW. I am also on the Board of Guide Dogs of the Desert as Vice President, in the past President of the World Affairs Council, on my Homeowner Association Board, and the Board as Director/Secretary, and past Director of Coachella Valley Rescue Mission. Always wanting to give back when I could.

My Vision for CAI

My background has been "training the force" This is what we do in CAI. Training leads to better understanding of the homeowner industry, and makes all participants better at what they do. I see this as a continuing goal for CAI now and into the future. I would like to be part of the training already ingrained in CAI, and development of better ways and more efficient ways to get a training model that works for everyone.

My CAI Experience

Having served as the Homeowner Leader Committee Chair for CAI-CV, now Director/Secretary for CAI-CV, I thought I would like to expand my volunteering at CAI National. Learning about this industry has always been very interesting to me. With my background in CAI-CV and other Board activities, I feel I can provide my experiences at the ground level volunteering at CAI-CV to CAI National. CAI is a great organization that is educational for HOA's and Boards, while bringing together HOA Managers and Business Partners, and Attorneys and industry experts for the betterment of the industry and all Homeowner Leaders

My Other Relevant Experience

I have Board experience as President of the World Affairs Council, Current Vice President of Guide Dogs of the Desert, past Board Member of Pathfinder Ranch providing support to young folks who could otherwise not afford to go to camp, past Director of the Coachella Valley Rescue Mission, another organization to assist those in need, help Salvation Army during the Christmas season ring the bell to raise funds. Of Course support of Veterans and Veterans groups is also something I do.

Stan Reid
Carlton House Condominiums
Reston, VA

Who Am I?

I am a Homeowner and an actively engaged Board Member of CAI's Washington Metropolitan Chapter (Maryland, Northern Virginia and Maryland). I currently serve on the Board of Directors of four different Community and Homeowner Associations in Virginia and am a past Board Member of a Homeowner Association in Maryland. I am Past President of the Homeowner Association in which I live. I have over 30 years of experience dealing with complex Homeowner Association issues, successfully interacting with a broad diversity of Homeowner Association management companies, association contractors, and homeowners. I have a passion for helping homeowners handle the challenging community living issues they face and helping to improve association communities.

My Vision for CAI

My vision for CAI is to help significantly attract and grow homeowner membership in our organization. I have personally benefitted from what CAI offers which has allowed me to constantly learn, improve my knowledge, and continue my passion for helping homeowners. I believe there are a significant number of homeowners across our nation who may not be aware of, and may not realize, CAI's tremendous advantages for them. I would like to actively help spread the word and educate homeowners about CAI.

My CAI Experience

I am currently the Homeowner Representative Board Member for my CAI Chapter (Washington Metropolitan Chapter). I am also the current co-Chair of the Washington Metropolitan Chapter's Homeowner Task Force which gives me direct and relevant experience with homeowner concerns; in this role, I have proactively reached out to CAI's National Homeowner Leaders Council, the purpose of which will be to share best practices for homeowner engagement. I am also an involved member of the CAI Chapter's Education Committee, and actively participate in the CAI Chapter's many other committees, such as Membership, Legislative, and Public Outreach. One of our Chapter's largest nationally-known and attended trade fairs is the Washington Metropolitan Conference & Expo held annually in Washington D.C. Currently, I am writing an article on Homeowner engagement for our Chapter Magazine.

My Other Relevant Experience

I invest exclusively in community association properties and continue to take educational courses to learn the latest developments in real estate and community associations. I have been involved in a number of community volunteer events, such as a decade-long Adopt-a-Highway trash pickup and recycling program, so I literally know homeowner issues from the ground up. I have also worked for the government, so I understand their regulatory perspective and approach and how that might affect local homeowner associations. I have good communications skills with a great deal of committee, trade association, and team player experience which may help contribute to the National Homeowners Leaders Council.

Melanie St. Germain Cimini
Fountain Court PGI
Punta Gorda, FL

Who Am I?

As Community Association President, I lead with a balance of governance, management, and collaboration. Grounded in state law and our governing documents, I guide the association as both a democratic community and a professional business. I serve as the board's spokesperson, overseeing budgets, rules, meetings, and partnerships with committees, vendors, and our management company. I successfully led a multi-million-dollar reconstruction project post-Hurricane Ian, acting as liaison between the management company, contractor, and insurer. My proactive leadership ensures our community thrives—resilient, well-managed, and united.

My Vision for CAI

I believe CAI's main goal is to foster the knowledge necessary for leaders to create resilient, well-governed communities where transparency, collaboration, and proactive leadership equal thriving neighborhoods. Envision associations that operate with the professionalism of a business and the heart of a community—guided by integrity, empowered by knowledge, and united through shared purpose.

My CAI Experience

I've been a proud member of CAI for over 20 years. The insights I've gained through their classes, volunteer opportunities, publications, and community forums have been truly invaluable. As both a homeowner and board member, I've consistently turned to CAI as a trusted resource—especially during times of industry change—relying on available information to help navigate challenges and make informed decisions.

My Other Relevant Experience

Condominium Board Officer 2006-present in Massachusetts and Florida

Robert Spillar
Westpark Maintenance District
Rancho Mission Viejo, CA

Who Am I?

I'm a dedicated community leader with over 25 years of HOA experience. I serve as President of the Westpark Maintenance District in Irvine, CA and Vice Chair of the Rancho Mission Viejo Master Maintenance Corporation. I've held roles including board president, treasurer, and secretary, and currently also serve as Vice Chair of CAI's California

Legislative Action Committee. My leadership style emphasizes collaboration, financial strategy, and mentorship. I believe in responsible governance, transparent budgeting, and empowering others to lead with confidence. I'm passionate about strengthening communities and helping them thrive.

My Vision for CAI

My vision is to elevate homeowner leadership by promoting transparency, fiscal accountability, and collaborative governance. I want CAI to continue being the gold standard in education and advocacy—especially for volunteer board members. I see CAI as a hub where leaders share best practices, adapt to evolving challenges, and raise the bar for how we serve our communities. My focus will be on empowering homeowners to lead effectively and with confidence.

My CAI Experience

I'm a former President of the Orange County Chapter of CAI, where I worked to grow member engagement, champion educational programs, and foster regional collaboration. I currently serve as Vice Chair of the California Legislative Action Committee (CLAC), working closely with CAI to advocate for sensible policy at the state level. Through CAI, I've led panels, participated in training, and promoted leadership development for both managers and homeowner volunteers.

My Other Relevant Experience

Outside of CAI, I've led in both public and private sectors, including 25+ years in senior leadership positions overseeing budgets, strategic planning, and operations. I also bring experience in public safety as a former Chair of the San Juan Capistrano CERT Board, a FEMA-certified instructor, and Red Cross trainer. I understand governance, budgeting, and how to lead with integrity and vision—skills that directly translate to effective homeowner leadership.

Mike Wolf

**La Fontana Condominium Association
Denver, CO**

Who Am I?

I am an experienced homeowner leader with over 20 years as an HOA Board member, in 2 different communities, including almost 10 years as Board President of my current Community Association. I hold an MBA as well as an MS in Finance, and for 25 years I was responsible for operations planning, forecasting, budget development and process improvement at FEDEX Corp.

I worked locally and nationally developing models for business planning and engineering, and I bring that experience to running the Board and working to improve the community I am part of.

My time in the HOA universe has allowed me to work with my neighbors to make the place we live better, safer and more desirable. Denver is an expensive area, and I believe we owe it to our residents, current and future, to make La Fontana the best community to live in that we can.

I would like to return to the Homeowner Leaders Council to continue the efforts I began when I was a member the first time.

My Vision for CAI

CAI is focused on education, advocacy, and community improvement. My vision is to continue these efforts under the CAI's new leadership and work to improve communities around the world.

I would like to continue to grow our membership, especially in the homeowner area, as the increasing complexity of Community Association law becomes more difficult for Boards to manage, especially those without professional management.

CAI is the information resource and connection to changes and improvements in Community Association management, and the more communities that we can bring into the umbrella of CAI, the more people will know what is required to live in and lead a common interest community.

I would like the Homeowner Leaders Council to continue their work in communicating with as many homeowners as possible through the quarterly online forums, which began during my previous term on the Council.

I believe CAI provides the best source for homeowners, whether or not they are on a Board, to learn and grow to improve their communities.

My CAI Experience

I was a member of the Homeowner Leaders Council for 3 years, the final one as chair. I was also a member of the Board of Trustees nationally for 2 years, as part of my leadership positions on the Council.

I have been a member of the Rocky Mountain Chapter of CAI for 4 years, this year as President.

I was a member of the Executive Director Task Force which brought the Chapter ED's into a different connection with the Trustees, a better one, I think.

In 2024, I was awarded CAI author of the year, in partnership with the 2023 and 2024 Homeowner Leader Councils, for our work in rewriting the Board Member Handbook, which is available from CAI press.

In order to help connect the chapters in Colorado, I have attended events at our Southern Colorado chapter, and worked with chapter leadership there to support CAI's efforts.

I would like to continue this work for CAI by rejoining the Council.

My Other Relevant Experience

I spent 25 years in a large national corporation as an Industrial Engineer, providing operations planning, forecasting, budgeting and process improvement across the country.

I worked with hundreds of people from different parts of North America, and developed plans and processes that were adapted to local needs.

I believe this experience directly impacts my ability to lead my Association as well as my Chapter, and I would like your vote to continue these efforts.