

INDEPENDENT HOA CONSULTING

We report only to the Board. No construction sales, no percentage fees, no side deals with vendors.

■ BOARD ADVISORY RETAINERS

Ongoing independent counsel — vendor questions, contract reviews, and budget sanity checks, on call.

■ BID & RFP ADMINISTRATION

A bid process your board can defend: sealed bids, recorded openings, side-by-side evaluations, vetted vendors.

■ OWNER'S REPRESENTATION

Your side of the table on capital projects: weekly site visits, invoice and pay-application review, plain reports.

■ INSPECTION REPORTS

Photo-documented building condition in a format you can hand to owners, attorneys, or your insurer.

■ PRE-CLAIM INSURANCE ADVISORY

Know what you have before you file: damage documented, options laid out. We never negotiate with carriers.

■ SF 1750 COMPLIANCE AUDITS

Contracts, bid records, and conflict exposure reviewed against the law, with a prioritized fix list.

■ BOARD & MANAGER TRAINING

Working sessions that make bidding, conflicts, and documentation routine for boards and manager teams.

■ EXPERT WITNESS & DISPUTE SUPPORT

Construction-fluent analysis and testimony support, working alongside your association's attorney.

GETTING STARTED

- 1 Book a consult — the call is free and we won't push.
- 2 Pick your focus: compliance, bids, owner's rep, inspection, or a storm claim.
- 3 Get a written scope and next actions your whole board can vote on.