

## **La Concorde Condominiums**

### **2022 HOA Board of Directors Candidates**

#### **Arnie Neiss**

Association member and Owner; Residences #305, #406, #802. Purchased first unit in 1977. First elected to the Board in 2011 and have served the La Concorde Association yearly since then.

Education: BS Civil / Structural Engineering; MS Mechanical Engineering

Professional Background: 33 years at Lockheed Martin Space Systems including Project Management and Engineering Director. Currently self-employed doing engineering consulting, commercial property acquisition, development, and management.

I seek re-election in order to serve the Association by providing knowledge, experience, and resources in order to help maintain La Concorde Condominiums as one of the most desirable residential communities in Central Denver. If re-elected, I will continue to seek a collaborative environment with other Board members and owners in order to ensure the same conservative fiscal and operational management that has kept the HOA fees at the same level over the past decade with a substantial reserve and no need for special assessments. I hope to do this while contributing my experience and knowledge to help ensure all building systems operate at peak performance and by engaging new projects to continually maintain or improve the general common elements and each owner's individual residence value.

#### **David Kline**

I'm a longtime resident of Colorado and an owner in La Concorde since 1997. I enjoy the Governor's Park neighborhood and all its amenities. I believe with 44 residential units; our Condominium is unique in the area and the intimate size allows for a friendly community. I've been on the Board of Directors periodically over the years and enjoy helping the owners managing our building. My primary interest is in the operation of the building and over the years have gained a good understanding of the mechanical systems. I also have experience with Board of Directors procedures and knowledge of the financial aspects of operating the building and the Association. I'm proud that through the collaboration of past and present owners and the leadership of current and past Board of Directors that our financial state is sound. It's my desire to maintain this healthy position as we engage in routine maintenance and take on new projects. Thank you for considering me as a candidate.

#### **Morey Kitzman**

I have served on Condominium Boards for over twenty years. I have a good working knowledge of mechanical systems and general construction. Ten years ago, the Board of La Concorde was convinced by the management company at that time to replace our main boiler. The board was ready to proceed until during a homeowners meeting I asked "what signs were there that the boiler was about to fail?" Turns out the boiler was fine and it has worked flawlessly ever since. This saved us \$250,000. I have saved other Condo Associations thousands of dollars by questioning impractical or unnecessary projects proposed by boards. I serve on the Board to protect my investments in La Concorde where I own three units. I believe we have one of the finest buildings in Denver and I am proud to be an owner. Thank you for considering me as a Board member.

#### **Rob Katz**

I moved into the building January 2017. I have been living in Colorado since 1976. I have been working in the financial industry since 1987, helping people plan and achieve their goals for financial security.

As an owner occupying his unit, I would like to become more familiar with the finances of the HOA and the long-term planning concerning the updating and maintenance of my home.

1. Please briefly describe your background (you may also attach a more in-depth bio if desired)  
Volunteer Experience:

- Former HOA board member, former Treasurer Agave HOA, Austin, TX (2015-2018)
- Former Trustee, former Treasurer - Austin Galano Club, Austin, TX (2013-2016)
- Advisory Board Member - Whole Woman's Health (2018-current)
- Animal Rescue of the Rockies - Driver

Professional Experience:

VP of Finance, Controller -

Relevant work:10 years of preparing and presenting financials, budgets, and projections/recommendations to Board of Directors, Advisory Boards, and non-profit boards. Directly oversee asset management, large contract negotiation, and facilities management (repairs and maintenance P&L management).

2. Why would you like to be elected to the La Concorde HOA Board of Directors?

I would like to continue my service as part of the La Concorde HOA Board of Directors so I may serve and be a proactive member of my community. I enjoy the active participation, engaging debate, and care that my neighbors, the HOA, and their BOD take as we enjoy our beautiful building. I would like to be elected to help continue this mission, ensure sustainability, and support our community, neighbors, and building. There are several updates needed for the building such as energy guidelines assessment, parking deck driveway trench repair, potential cosmetic updates to the common areas and hallways, and painting. I would love to be a part of the board to ensure these projects remain on track for completion as needed and are part of our reserve budget.

3. Please briefly outline the specific skills you bring or contributions you hope to make to the Board.

My background in serving on boards in various capacities as well as presenting and actively involved in due diligence, board action, and board liabilities (legal, financial, and insurance) allow me to bring professional expertise to the Board. My role and service as a board member, trustee and treasurer also provided experience and a valuable skill-set needed to contribute to the HOA board and serve the HOA. Specific skills I bring are: organization, capital planning, contract negotiation, due diligence, liability & risk management, treasury management, and P&L management.



**Eric C. Niemann, Retired, Denver, Colorado**

Recently retired from the U.S. Navy military, Federal civil service, and private sector, Niemann resumed his long-time association with Colorado and currently resides in Denver with his family.

Niemann grew up in the 1960s and 1970s in Denver and Sterling, Colorado, graduating from Sterling High School in 1977. He holds an associate degree from Northeastern Junior College, an undergraduate degree in Business Administration from Western State College of Colorado and a Masters in Business Administration from Colorado State University.

Commissioned in the Navy’s Supply Corps after attending Officer Candidate School in Newport, R.I., Niemann served in a variety of active duty and reserve officer positions from 1986 to 2014, retiring as a Captain, U.S. Navy, with 28 years of commissioned service. Tours of duty include sea duty on two vessels and overseas postings in Japan and Iraq. Niemann is designated as a Submarine Supply Corps Officer, has earned Acquisition Professional Designation, and holds the Navy contracting subspecialty designation.

Niemann also worked at various times in the private sector in Colorado and Germany. Professional duties in Colorado include sales and sales management, logistics coordination and management, purchasing and product management, and positions in management and executive leadership. In his overseas private sector work for a major defense contractor in Stuttgart, Germany, Niemann worked in logistics, bid and proposal preparation, and project execution. He traveled extensively throughout northern and western Europe during this time.

Niemann’s professional career concluded with his service as a Federal civil servant for the U.S. Navy in Washington state, retiring in early-2021. His civilian duties included supervising an office of contracting specialists involved in overseeing and managing Naval vessel maintenance and repair. He served as a Contracting Officer with a \$25,000,000 warrant required to award and manage public funds in support of U.S. Navy missions.

In addition to various Navy certifications, Niemann holds certifications the DAWIA Level III Contracting designation and the Certified Professional in Supply Management from the Institute of Supply Management. His military decorations include the Defense Meritorious Service Medal, and the Navy’s Meritorious, Commendation and Achievement Medals.

Niemann and his wife Marta, married in downtown Denver in 1984, are the proud parents of two adult children, and have the privilege of regularly doting on and caring for several grandchildren residing in Denver and Duluth, Minnesota. Niemann’s interest include railroading, tennis, biking and traveling in the U.S. and abroad with Marta.