



INDEPENDENT HOA CONSULTING

WE REPORT ONLY TO THE BOARD | TWIN CITIES METRO

No construction sales, no vendor side deals, and a fee that never changes based on which contractor your board selects. One advisor in the room whose paycheck doesn't depend on what the board decides.

BOARD ADVISORY RETAINERS

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

RFP & SCOPE DEVELOPMENT

The full picture before the first bid goes out: method, materials, adjacent components, and site logistics.

BID ADMINISTRATION

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

PROJECT MANAGEMENT & 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.

CLAIMS ADVISORY

Know what you have before you file: damage documented, options laid out. We assist your board through the claims process and work with your carrier on the association's behalf.

SF 1750 READINESS REVIEW

Where your board stands before the January 1, 2027 competitive-bid rule: contracts inventoried, records checked, action list in priority order.

BOARD & MANAGER TRAINING

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

EXPERT CONNECTIONS

Relationships with the specialists boards end up needing. We help you find and vet the right one.

GETTING STARTED

- 1 Book a consult. The call is free and the next move stays yours.
- 2 Pick your focus: readiness, bids, owner's rep, inspection, or a storm claim.
- 3 Get a written scope and next actions your whole board can vote on.