AI CHAT-GPT - THEMES SURVEY MONKEY 11:40 AM, October 26, 2026

The responses show three prominent patterns: **development and zoning lead neighborhood concerns; respondents want more cooperation and clearer communication from the board; and board conflict is the most frequently cited behavior they want reduced.**

Below is a question-by-question thematic analysis of DRAFT 1 ULCNA Survey Oct 26 2026.pdf.

How the responses were counted: Each response was counted once within each applicable theme. A response mentioning speeding, road maintenance, and lighting therefore appears in three categories. Percentages use the number answering that question, including "nothing," "not sure," and positive comments. Because categories overlap, percentages exceed 100% when added together. These are interpretive thematic counts; closely related categories could be combined differently.

Question 1: What topic or issue is of greatest interest or concern to you as a neighbor?

81 answered; 1 skipped.

Rank	Theme/category	Responses	% answering	Major patterns within the theme
1	**Development, zoning, and growth**	**49**	**60.5%**	Commercial development, density, county land-use changes, existing overlays, Pangea/Tarleton projects, and appropriate growth
2	**Traffic, speeding, and travel safety**	**20**	**24.7%**	Speed enforcement, speed humps, traffic volume, pedestrian and bicycle safety, and intersection improvements
3	**Preserving neighborhood character, environment, and views**	**18**	**22.2%**	Rural atmosphere, scenic views, architectural compatibility, peace, and environmental protection
4	**Dark skies and light pollution**	**16**	**19.8%**	Excessive outdoor lighting, commercial lighting, and dark-sky compliance
5	Community voice, representation, and belonging	9	11.1%	Property-owner input, representation of different interests, community identity, and influence over zoning
6 (tie)	Road conditions, maintenance, and surfacing	6	7.4%	Paving, gravel-road upkeep, rain damage, debris, and county responsibility

Rank	Theme/category	Responses	% answering	Major patterns within the theme
6 (tie)	Compliance, enforcement, and neighbor conduct	6	7.4%	Building compliance, consistent application of rules, lighting requirements, and loose dogs
8	Water supply, quality, and conservation	5	6.2%	Availability, quality, conservation, and infrastructure capacity
9	Information and project updates	4	4.9%	Updates on proposed development, county planning, and water issues
10	Short-term rentals	3	3.7%	Rental prevalence, community impacts, affordability, and association involvement
11	Noise	2	2.5%	General noise, truck mufflers, and engine braking
12	Fees and association costs	1	1.2%	Concern about increased fees and building expenses

One additional response identified no particular concern while criticizing the board's contribution.

Interpretation: Development is the dominant topic, but that does **not** establish agreement about the direction of development policy. Responses range from protecting current zoning and limiting commercial growth to supporting business expansion, more housing options, and fewer restrictions.

A recurring position between those viewpoints favors **carefully planned, compatible development**. One respondent described wanting "controlled and well-planned development, while still balancing the future needs of the community."

Traffic safety is the next most frequent concern. Respondents often ask for concrete measures—speed humps, enforcement, safer bicycle access, and intersection changes. Neighborhood character and dark skies are also substantial concerns and frequently appear alongside development comments.

Question 2: What would you like to see more of from your board?

76 answered; 6 skipped.

Rank	Theme/category	Responses	% answering	Major patterns within the theme
1	**Civility, cooperation, and board alignment**	**17**	**22.4%**	Respectful discussion, consensus, constructive disagreement,

Rank	Theme/category	Responses	% answering	Major patterns within the theme
				teamwork, and less factional behavior
2	**Clear communication, transparency, and understandable information**	**14**	**18.4%**	Concise reports, useful agendas, project updates, plain language, and greater visibility of board work
3 (tie)	**Fair representation and community-first leadership**	**12**	**15.8%**	Serving all residents, avoiding personal agendas, considering different interests, and fair procedures
3 (tie)	**Development oversight, zoning protection, and preservation**	**12**	**15.8%**	Monitoring projects, protecting neighborhood standards, addressing county proposals, and preserving the area
5	Engagement, outreach, and community activities	11	14.5%	Broader participation, social activities, neighborhood events, surveys, and member discussion
6 (tie)	Action, prioritization, and follow-through	9	11.8%	Practical priorities, decisions, completed action items, and visible accomplishments
6 (tie)	County advocacy and external collaboration	9	11.8%	Stronger county influence and cooperation with other associations, boards, and commissions
8	Meeting efficiency and accessibility	7	9.2%	Shorter meetings, better agendas, clearer Zoom audio, and meetings after working hours
9	Standards enforcement and neighborhood upkeep	5	6.6%	Property conditions, building concerns, lighting compliance, and good-neighbor expectations
10	Traffic safety and road improvements	4	5.3%	Speeding, walker safety, and road maintenance
11 (tie)	Board renewal or structural change	3	3.9%	Term limits, new ideas, boundary changes, or transferring administration to the county
11 (tie)	Business support and regulatory fairness	3	3.9%	Supporting business growth, reconsidering commercial restrictions, and assessing member impacts

Other response patterns: Thirteen responses expressed appreciation, satisfaction, or support for continuing current efforts (**17.1%**). Four offered no specific suggestion or were uncertain (**5.3%**). Some appreciative responses also included a suggestion and appear in the thematic counts above.

Interpretation: The most frequent request concerns **how the board works together**. Respondents ask for constructive disagreement, respectful treatment, and decisions that serve the broader community.

Communication feedback is mixed. Some respondents praise the existing information flow, while others want shorter, clearer, more useful explanations. The opportunity is therefore to improve the **clarity, relevance, and accessibility** of information rather than simply increase its volume.

There is also a practical request for visible results: identify priorities, explain next steps, and show what has been completed. Community-building suggestions—including cleanups, garden tours, potlucks, and opportunities to meet neighbors—offer specific ways to broaden participation.

Question 3: What would you like to see less of from your board?

67 answered; 15 skipped.

Rank	Theme/category	Responses	% answering	Major patterns within the theme
1	**Conflict, hostility, and factionalism**	**22**	**32.8%**	Bickering, infighting, personal attacks, tension, division, and contentious behavior
2	**Perceived self-interest, bias, and unequal treatment**	**12**	**17.9%**	Personal agendas, special-interest influence, potential conflicts of interest, and selective treatment
3	**Lengthy or repetitive meetings and excessive talk**	**8**	**11.9%**	Long meetings, repeated discussion, excessive detail, and insufficient focus
4 (tie)	Narrow priorities, outdated thinking, or resistance to change	5	7.5%	Limited attention to broader needs, inflexible thinking, and negative attitudes toward change
4 (tie)	Unclear communication, jargon, or limited visibility	5	7.5%	Technical language, unclear rules, inadequate summaries, and uncertainty about board activities
6 (tie)	Restrictive regulation, property control, and business barriers	4	6.0%	Commercial restrictions, development obstacles, and controlling approaches to property

Rank	Theme/category	Responses	% answering	Major patterns within the theme
6 (tie)	Inaction and insufficient problem-solving	4	6.0%	Passivity, discussion without results, and division that delays decisions
6 (tie)	Leadership turnover or board eligibility concerns	4	6.0%	Calls for resignations, disbanding the board, or different expectations for board membership
9	Patronizing communication or excessive formality	3	4.5%	Perceived arrogance, lecturing, and an unwelcoming meeting atmosphere

Other response patterns: Sixteen responses gave no specific criticism, were uncertain, or indicated "not applicable" (**23.9%**). Seven expressed satisfaction, gratitude, or encouragement to continue (**10.4%**). These should not all be interpreted as the same sentiment: "not sure" does not necessarily mean satisfaction.

Interpretation: Conflict is the clearest recurring concern in this question. Respondents connect it to reduced participation, difficulty making decisions, and a less welcoming atmosphere.

Comments about self-interest and unequal treatment identify a **trust concern**. They reflect respondents' perceptions and allegations; the survey does not establish whether misconduct occurred.

Meeting length is another distinct concern. Respondents want concise summaries and focused discussion, with less repetition and technical detail.

What the combined findings suggest

The strongest priorities emerging from the three questions are:

1. **Create a shared approach to development.** Explain the choices and tradeoffs, while acknowledging that respondents differ on growth, commercial activity, and regulatory restrictions.
2. **Improve board cooperation and public discussion.** The requests for more teamwork in Question 2 reinforce the requests for less conflict in Question 3.
3. **Make communication concise and decisions visible.** Use plain-language updates that identify the issue, decision needed, next step, and progress.
4. **Advance practical neighborhood improvements.** Traffic safety, roads, dark skies, and water provide concrete subjects for action and county advocacy.
5. **Strengthen representation and participation.** Provide accessible meetings and opportunities for residents with different interests to contribute.

These findings describe the responses in this draft survey. They show recurring themes, but do not establish the views of all neighborhood residents or changes in opinion over time.