

From: Joanna Homer Jhomer@associatedasset.com
Subject: RE: Vendor contracts
Date: Dec 7, 2020 at 10:18:32 AM
To: Michele Beauchamp mbeaudesign@me.com, Charlotte Morgan
charriopaseo@gmail.com, Kathleen Schwartz
kschwartzriopaseo@aol.com, Sean McCarty
seanvillageshoa@gmail.com, Tracy Blake tracyblakebod@yahoo.com
Cc: Kim Sims ksims@associatedasset.com

Hi Michele,

I am just waiting for Ryan to provide the most current contract as the one I have is from 2018 where it was signed under the developer before the community was built out. Thus it reflects the pre-built out rate, and I want it to be clear what the current rate is. I will have Charlotte sign the new one when it is received. I asked him to make sure we have it today.

For your interest I have attached the current contract here.

Also, please note calls to Josh Bolen, Carpenter Hazelwood for Attorney Advice with out the boards approval may result in unauthorized association charges. Please make sure to get unanimous board approval before making calls to Josh Bolen's office.

Thank you,

Joanna Homer

Community Manager

AAM, LLC

(602) 906-4902 (direct line)

(602) 957-9191 (main line)

(602) 647-3034 (after hours emergency)

(623) 742-6170 (fax line)

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From: Michele Beauchamp <mbeaudesign@me.com>
Sent: Friday, December 4, 2020 12:28 PM
To: Joanna Homer <Jhomer@AssociatedAsset.com>; Charlotte Morgan <charriopaseo@gmail.com>; Kathleen Schwartz <kschwartzriopaseo@aol.com>; Sean McCarty <seanvillageshoa@gmail.com>; Tracy Blake <tracyblakebod@yahoo.com>
Subject: Vendor contracts

Hello Joanna,

I am making this request again according to the:

Member Inspection of Association Books/Records ([ARS 33-1805](#)/Condo ARS 33-1258)

All financial and other records of the association must be made available to members. There are some exceptions having to do with privileged information from an attorney and private/ personal information.

Owners are entitled to see association records regarding contemplated litigation. Associations cannot charge a fee for making the books and records available to members, but they can charge \$.15/page for copies. Associations must make the records available within 10 days of receiving the member's records request.

It has been more than 10 days since I sent my first request. I'm not demanding the documents be delivered by end of day. I am just wanting them delivered within the timeframe according to the state law as stated above.

I would like all of the vendors contracts to review. And the itemize electrical which you said you were going to give me in regards to the \$6000 monthly bills we have on the pool house. What does that meter include?

Thank you,

Michele Beauchamp

m [858.829.7605](tel:858.829.7605)



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