

From: Michele Beauchamp mbeauidesign@me.com
Subject: Board member verbally accosted
Date: Nov 30, 2020 at 11:21:12 PM
To: josh@carpenterhazlewood.com

Hello Josh,

I attended your online seminar last week before the holiday. I asked a lot of questions during the seminar and there was one that you did not understand so I followed up with an email that night. I still haven't received a response back from you and now the situation has become even worse with the board. I have sat on a previous board for 4 years in San Diego, California. I have ran my own business for over 30 years, I've worked for Hunter Industries, LPL Financial, BioMed Reality, private and public companies. You run a HOA like a company. I have requested the contracts from the management company and I have requested we get estimates from new landscaping vendors but I am being absolutely ignored by all of the board members and today I was verbally accosted by the president. No one should've been treated the way I was treated today, out of the blue, unexpected for no reason. I am the director of the association and I am requesting a consult meeting for legal advice on this issue and a issue involving trees planted by the builder which are planted to close to the buildings foundations, sidewalks and irrigation systems. Our landscaper told us, it is know in the Industry that this particular tree is a aggressive tree and should not be planted near any structure. We are now having to remove and replace over 15 trees. Isn't it the builders responsible for planting appropriate trees for the locations that they are planted?

FYI, Joanna does not know I'm contacting you. I also have a legal question to ask you about an email that she sent.

Please contact me at your earliest convenience. I don't know how this works but, Red flags go up when board members makes excuses for vendors mishaps and excuses for high electrical bills. I want to know what is causing the high electrical bill, not some made-up excuse from a board member that has no idea that we have a \$6000 electric bill in July. I want to see the

landscaper contract weeks ago before we had this walk-through of the property today. But instead the board members look like absolute idiots not knowing what was in their contract with this vendor. Asking how much would a tree like that cost us. How many people would it take to remove or cut down the tree, I think we can do that on our own. You would not believe some of the comments. I was shocked, I felt sorry for the landscaper, questions flying everywhere with no one having any experience or background in landscaping, except for me. But whenever I spoke no one would listen. One board member told the landscaper that they want everything to look pretty, they want it to look lush. Without realizing the area that she wants to put a lot of plants is an area where people get out of their cars and steps all over the plants. But I can't say anything because they won't listen to me. I thought this board member just gave the landscaper a blank check. And Joanna backed it up with, we have plenty of money to cover the landscaping that we were requesting with the vendor present. They have no idea the cost of a plant is, the planting of the plant, the maintenance of the plant, the watering of the plant so on and so forth. The first step is you budget for large ticket items when it comes to landscaping and none of that was discussed or reviewed. We don't even know what's in our monthly contract. I requested it and advised the board members to review it before the meeting two weeks ago. I guess they're waiting to see how much everything is going to cost when the vendor drops off his estimate. I know how much it's going to end up being and I am not waiting for my assessments to go up because some homeowners on the board wants the community to look pretty and lush, this is Arizona. So after getting no place with them today I walked away and I told them I would be voting no on everything.

I should also let you know that we have a homeowner that had a sewage issue when this first came up the homeowner insisted that the HOA open up an

insurance claim. Our president, and I have emails to back this, said to open up a claim. I emailed back to the board, "no" do not open a claim. We first need to establish who is at fault. Well, today we found out that the HOA is not at fault. If our president opened up a claim and we were not at fault, his insurance company could've had us pay the damages because we showed that opening a claim was proof of fault. But this person completely forgets that she wanted the board members to agree to opening a claim. Thank you for reading this very long email and please respond back at your earliest convenience.

The Villages of Rio Paseo

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