

From: Michele Beauchamp mbeaudeesign@icloud.com
Subject: Board member verbally accosted, need legal advice
Date: Dec 4, 2020 at 12:35:08 AM
To: Josh Bolen josh.bolen@carpenterhazlewood.com

Hello Josh,

I'm sorry to bother but matters have been taken to another level. I received an email with the enclosed attachment. I believe this is the managements solution for what happened on Monday. I have tried to advise this board to review vendor contracts before meeting with the vendors, and they didn't. I requested vendor contracts over two weeks ago for review from Joanne in several email and copied all board members advising them that we should look at all of our existing contracts, (Section 13.4 in the CCRs). I still have not received them.

Because of what happened on Monday, the management company has creating new procedures for the Officers and members to follow. The nature of this document proves the level of professionalism of the Officers for this community and the actions that I have personally experienced. And now the property management company and Officers are going to cover it up with a code of conduct. If a board member needs a code of conduct to control how they conduct themselves, that person should not be on the board or hold an Office position. Most of all the association members, the community will ask why, why is there a code of conduct for our meetings? Isn't this a friendly community? What am I supposed to say when I am sitting on this board knowing the truth. This is getting out of hand.

The property manager, Joanne that sent our community financials to a potential vendor before his presentation to the board, a board president that has accused another board member, me of doing

something which was untrue and then trying to provoke me when answering a question, in front of the other board members and our property manager and her assistant. There also seem to be a personal relationship that the president, Charlotte is treating the property manager Joanna as if she is a personal friend and not a business associate. She wants to treat all of our vendors as friends. This could be a liability in this person's judgment when making financial decisions.

How are the officers supposed to get anything done when you have to educate them on how they are supposed to conduct themselves in a meeting. And educate them on the CCRs which they choose to ignore. Educate them on how contracts are written and the purpose of them. I can't even get them to listen to me to explain why we need to have new estimates done. When you're the only professional person with experience and they choose to ignore your advice or they try to provoke you so they have a reason or action to remove you from the board. Or they look to Tracy and Tracy says there's no need to get an estimate we're good, "The scope of work at the association where I live before is the same money as what we're paying here." But when I try to challenge her on the reason why we need an estimate they won't listen, we need proof, are we getting fair market value for the services. The contract needs to be updated to a all inclusive scope of work and estimated with two other landscapers on the same scope of work with closed bids. This board has given the landscaper a blank check during the Monday meeting agreeing for him to stay on as the landscaper for the community without getting a updated contract, I disagreed with

them. All I can say is...am I in a twilight zone episode?

I have seen discrepancy in our financials and in our reserve study. I have stated this to the board members but they choose not to review any of these documents. I have seen where we can save money but I can't even get that far with them because they don't listen. When I asked a board member we don't even know why the irrigation keeps staying on, twice for six hours each time. We need to know why and it needs to be replaced, she had a excuse for the irrigation sticking in the on position twice for six hours flooding our center grassy area was "well it happens, it's Arizona", that was board member Tracy. I called that bad management and ignorant. And during the landscape walk-through I found out that some of our board members endorse hate groups, the board members represent our community. This isn't how an HOA is run. I need some legal advice before this gets way out of hand.

What about Section 13.4 in the CCRs?

Notwithstanding anything to the contrary contained herein, during the Period of Declarant Control, any professional management contract entered into by the Association must be terminable with or without cause, upon no more than ninety (90) days' written notice and without payment of any penalty.

Please call me so we can discuss. Attached PDF below

Michele Beauchamp

mbeaudeesign@me.com

m [858.829.7605](tel:858.829.7605)

Begin forwarded message:

From: Joanna Homer <Jhomer@AssociatedAsset.com>

Date: December 3, 2020 at 3:11:48 PM MST

To: Charlotte Morgan <charriopaseo@gmail.com>, Kathleen Schwartz

<kschwartzriopaseo@aol.com>, Michele Beauchamp

<mbeaudeesign@icloud.com>, "Sean McCarty"

<seanvillageshoa@gmail.com>, Tracy Blake <tracyblakebod@yahoo.com>

Subject: Board Code of Conduct

All,

Please read and review the attached Board Code of Conduct which will be presented at our upcoming meeting on 12/14. We will move to have this approved and put in place for your community.

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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