



MULCAHY LAW FIRM, P.C.

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Sent via U.S. mail and email: mbeaudeesign@me.com

June 5, 2023

Michele Beauchamp
14870 W. Encanto Blvd., #2123
Goodyear, AZ 85395

Re: The Village at Rio Paseo Condominium Association

Dear Michele Beauchamp:

As you know, I represent The Village at Rio Paseo Condominium Association (“Association”). We are in receipt of your April 19, 2023 letter, April 30, 2023 letter, May 15, 2023 letter, and included exhibits (your “Letters”).

Thank you for your Letters and for your concern for the community. We have forwarded all of your concerns to the Board. Due to the large volume of questions, the Board cannot address all of your concerns at once. You are welcome to attend Association meetings, and to speak during appropriate times, to discuss your concerns.

Regarding your concern about not receiving meeting notices, we assure you that you have not been removed from any mailing list, and you should still be receiving all notices.

Further, the Board will soon be instituting and distributing to the Members a new Visitors’ Parking Policy. We anticipate that this new Policy will assuage your concerns about the parking situation in the community.

Regarding the voting records you have requested, we have enclosed with this letter the voting results from the November 16, 2022 Annual Meeting, along with that Meeting’s minutes.

Additionally, all information regarding Association maintenance, financials, agendas, and meeting minutes can be found on the Association’s website. All documentation in the Association’s possession regarding those matters will be on the website, with the exception of any closed/executive meeting minutes and/or any other privileged information.

Further, please clarify specifically which contractor estimates you are requesting. The Board is happy to address specific concerns and provide the relevant documentation, but cannot address the large volume of concerns you have raised all at once.

Finally, this letter demands that you immediately **cease and desist** from any further harassment of Board members and residents of the community, in person or via email. Moving forward, any concerns that you have regarding the community should be mailed to Mulcahy Law Firm, 3001 E Camelback Rd., Suite 130, Phoenix, AZ 85016, or communicated via email to jdeluca@mulcahylawfirm.com. You may additionally communicate community concerns to the property management company, Associa, or bring them up at the proper allocated time during Association meetings, provided the concerns are raised in a professional and courteous manner. In the event that your communication does not legally require a response, whether and how to respond is at the discretion of the Board.

It is our understanding that there is a repeated pattern of harassing behavior towards members of the Board. Most recently, there was a verbal altercation that took place while a Board member was walking the community, distributing flyers containing the new parking policy. If the behavior does not stop, you may be subject to legal action for the continued harassing behavior.

Thank you and please contact me with any questions.

Sincerely,



Beth Mulcahy
BM/jd

cc: The Village at Rio Paseo Condominium Association

**VILLAGES AT RIO PASEO
ANNUAL MEETING
Via Zoom
November 16th, 2022 6:00 P.M.**

ANNUAL MEETING MINUTES

1. Call to Order

The meeting was called to order at 6:00 pm.

2. Verification of Quorum

A quorum was achieved with 40 ballots the requirement for a quorum was 15 ballots.

3. Review of Prior Year Minutes

Those in attendance were provided an opportunity to review the 2021 Annual meeting minutes. The meeting minutes passed unanimously with 40 ballots.

4. General Discussion

Those in attendance were provided an opportunity to address questions and concerns.

5. Election Results

Five candidates ran for the three seats open. The election results are as follows:

Monique Millan – 39 votes

Patrick McBride – 31 votes

Jill Bould – 21 votes

Cindy Force – 20 votes

Michele Beauchamp – 4 votes

Monique, Patrick and Jill will fill the Board seats for the following year.

6. Adjournment

There being no further business the meeting was adjourned at 6:53 P.M.

Respectfully Submitted By:

Chessa Summers
Community Manager
Village at Rio Paseo

Monique	Patrick	Cindy	Jill	Michele
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Monique	Patrick	Cindy	Jill	Michele
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Minutes Pass
Unanimously @ 40

39

31

20

21

4