

Donations and maintenance inventory issues and questions

1 message

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To: Ken Owen <kenowen1@cox.net>, Harold Fleig <haroldfosmboard@gmail.com>, Tina Bassett <tmbassett1@hotmail.com>, Bruce Ferguson <bferg55.fosm@gmail.com>, Rod Koelewyn <mrkccs@gmail.com>, George Cosh <georgecosh@gmail.com>

Cc: Mary Plemons <mary@pkcommunitygmt.com>, [REDACTED]

Hello,
Please see my issues, concerns, and questions below.

Maintenance Assets/HOA Property Questions- prior to John and Lorenzo termination

- The letter received in the mail by the homeowners on 7/26/24 indicated that the HOA had no requirement to replace the cart. However, the cart was purchased as a reserve item in 2019 and was listed in the last Trower reserve report. Why was that not disclosed to the owners?
- The asphalt crack filler machine was purchased with reserve funds in 2022-2023. Why was this piece of equipment not disclosed to the owners?
- A new hedge trimmer was purchased in 2023 to beat AB1346 (2021) that went into effect on 1/1/2024 prohibiting the sale of new gas-powered lawn care equipment. The old one was given to Lorenzo. Why was this new piece of equipment not disclosed to the owners?
- A large amount of the tools and toolboxes/benches were purchased new in 2022-2023 by Dave Urban using HOA maintenance funds. The only thing that I am aware of that wasn't replaced was the weed whacker. For everything else, the guys used their own tools. How is it then that the board told the owners that "our current stock of hand tools is badly in need of replacement?"

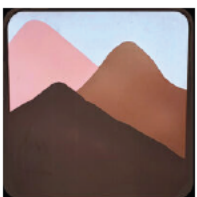
Maintenance Assets/HOA Property Questions - since termination

- On 8/13/2024 George stated at the board that an inventory of the tools, supplies, and cart was completed with the intent to sell everything. Can we please have a copy of that inventory?
- Is there going to be an opportunity for owners to purchase any of the tools or machines?
- Can you please provide the estimated value, estimated sale price, and proof of disposition of all HOA assets that were used by the maintenance Department, including appliances and furniture? (is - Refrigerator, recliner)

Clubhouse Donations Issues and Questions

- I donated a freezer and a hot/cold filtered water dispenser to the HOA for the **sole purpose** of being used in the clubhouse dining room and kitchen.
- At the 7/9/2024 meeting, Tina made a motion and the board approved unanimously that the water dispenser be moved to the maintenance office for the guys to use. George even added that would save the HOA from having to buy bottles of water. (Might I add that this was done even though the board was fully aware of the impending termination of John and Lorenzo)
- On 8/18/2024 I asked Tina about the freezer and water dispenser. She stated the water dispenser was in the maintenance office, and I had to ask Harold about the freezer since it was moved. However, the water dispenser was not moved until right before they were terminated, or after they were let go.
- On 8/18/2024 I asked Harold about the freezer because I wanted it back. He said it was donated. I asked for proof and have yet to get a response.
- Because these were donated only for use **ONLY** in the clubhouse, I will again ask that I get these items back.

I look forward to your responses and documentation. Thank you.



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