

Date of this report: July 3, 2018

Meeting Date: June 1, 2018

*Before the meeting began the Board president “announced” that any recording of the meeting was prohibited, and any recording/electronic devices had to be turned off. We asked why we couldn’t have an audio record of the meeting and were told there would be no meeting if we insisted on recording it. We wanted to have the meeting, so we agreed. We were not permitted to make a recording. Not the best start to a “meeting in good faith.”*

Major topics “discussed” at the meeting:

- **The Board was asked to give their opinion of transparency within the community.**
  - Board Response (Vice President): “It is excellent”
  - When asked to give an example, the VP’s response: “Committee meeting minutes are available on the website.”
  - Homeowners pointed out that the “latest” ARC minutes were from December 13, 2017. No minutes had been posted for the past six months. (Interestingly, the Board VP is the Board Liaison for the ARC.) Also mentioned to the Board was that some committees are not posting any minutes.
  - NOTE: After the meeting on June 1, 2018, the “missing” ARC minutes suddenly appeared on the website.
  
- **Concealment of financial information; why only summaries are being provided on the HOA official website and why homeowners no longer have web access to detailed current and past financial statements?**
  - Response (HOA Treasurer): “You can view the details if you go to the CCM offices in Cranberry.”
  - Asked why residents should have to drive 26 miles to view records of how their money is being spent? Why not provide them in the HOA’s office in the Clubhouse (as designated in the Bylaws)?
    - The Treasurer replied, “because we don’t have to.”
  
- **The Board was asked who was the fiduciary for our investment account with Janney, Montgomery?**
  - The HOA Treasurer responded that he did not know. The remainder of the Board wasn’t sure who was the fiduciary. No Board member was able to answer the question.
  
- **The HOA treasurer was given relevant documentation and asked to please review the significant errors and misstatements found in the financial statements.**
  - He refused to look at the documentation; provided no feedback.
  
- **Why was a qualified resident recently denied the opportunity to serve on the Finance, Budget and Insurance committee when there are only three (now 2) members and the “Committee’s Purpose” calls for a maximum of 5 members?**
  - Treasurer response: “We don’t need any more help on the committee.”
  
- **Because of recent poor performance in recent negotiating and oversight of large contracts, a proposal from a homeowner was presented to the Board to establish a “Negotiation and Contracts Committee.”**
  - No response from the Board; although the secretary did accept the proposal.
  
- **As of July 3, 2018 – no outreach, reply or correspondence from the Board regarding any of the items “discussed.”**