From: Kerry Ball <kerryball38@gmail.com>
Date: April 30, 2024 at 7:25:09 PM EDT
To: Dave Winters <dave.winters@usa.com>, Danny & Stefanie Erwin <dterwin3989@gmail.com>, Bill & Diane Chlebowy <chlebowy@yahoo.com>, Mike Huber <mike@huber-realestate.com>, Duncan MacIvor <duncan_macivor@hotmail.com>, david.demarest@ubs.com, Martha Smith <mcsmith53@icloud.com>
Subject: John Hunt

In the past you provided records for 2022 reflecting payments to John Hunt in the amount of $5,435.
No 1099 was issued to him.
And there is only one check to John Hunt in 2022 for $135.00.
Who received the excess of $5,300.00 and what was it used for????
Also noted: The computer charged to the HOA for $1,611.19 plus associated software for $148.39 on 9-27-22.

We received a bill today charging us $1,000 for lot clean up. Please send the invoice for this, payment of same, and photos. We do not recall you doing any clean up on our lot. We never received a notice of this alleged clean up or saw results of an alleged clean up.

We also received legal fee amounts due to Billings Law Office. We need those invoices also detailing the specifics of the charges. We will not pay for any of Billings efforts, we told you this early on.

He was our lawyer from 2014 through 2018 and represented us and our various business entities in many legal matters.
He also represented JJK Thomas in a separate matter that included the following actions on his part (quotes are directly from invoices to "Kerry and Tina Ball" and "Walnut Grove Estates" (JJk Thomas who paid his bill):

IN PART, the invoices state:

"Meeting with Kerry and Jim Ball re JJK Thomas lot in WGE, review of historical documents, review of plats and HOA documents"

"Pull copies of WGE documents, plats and deed, email to Fayette County Planning and Zoning for development plan"

"Began review of Restrictions on lots within the HOA and HOA's Articles of Incorporation to discern . . ."

"Continue to work on Deed (JJk Thomas) . . ."

"Action steps for making sure PVA assesses all HOA property . . . "

"Drafted Declaration of Submission for Equestrian Facilities, Amendment to original Declarations, reviewed and revised draft deed conveying HOA common property from developers to HOA . . ."

"Drafted letter to lot owners of WGE informing them of amendment, drafted declaration of submission and first amendment to Restrictions . . . "
"Discussed appropriate amendments to Declaration of Restrictions given needs of clients (US) . . . "

"Drafted legal memorandum of findings and likely results for Balls . . . "

"Meeting with Tina and Kerry Ball about WGE . . . HOA assessments, submitting all common areas into the HOA"

Billings Law Firm has a huge Conflict of Interest in this case. All of those documents and work done still stand, nothing changed.
We have filed a Complaint against him with the Kentucky Bar Association.
Too bad you didn't believe us when we INFORMED YOU OF THIS.
Too bad the HOA will be paying all those legal fees.
Too bad you are going to have to start over with a new lawyer.
Sunk Cost.
You all just don't know when to quit.

Tina Ball

Kerry Ball
859-621-8462
JJK Thomas, Developer
Member

