Our review of the checking account of the HOA on 4-30-24

The BOD does not like that we requested the financial records of the HOA for 2022 and 2023 even though every homeowner is entitled to review them. They ignored our requests and refused to provide them to us. Eventually we had to go to their attorney's office to view the records. And then they sent us the attorney bill.

The copies of bank statements and cancelled checks revealed:

The BOD entered a management contract in March 2023 with Adkins Property Management and pays them $650 per month. Adkins contract promises to uphold the By-Laws and Restrictions of the HOA.

They hired attorney Nathan Billings to deal with resident requests for the records and other issues they should be capable of handling themselves. They pay him $375 per hour. The BOD paid $1,171.50 in attorney fees in 2023 and $6,117.26 as of March, 2024.

BOD Dave Winters failed to provide 1099 info to the HOA CPA for labor paid in 2022 and only did so in 2023 because I told him he had to.

The BOD provided records showing payments to John Hunt for $5,435 and $1,339 for 2022 and 2023 respectively. The 2022 cancelled checks show just $135 paid to John Hunt, leaving $5,300 unaccounted for. We asked twice, via email, for an explanation and haven't received a response.

We asked for the invoices for the payments made for the labor provided by Tim Shortridge and John Hunt and they would not provide them. Tim Shortridge received $7,100 in 2023.

On 9-27-22 someone on the BOD made a debit from the HOA checking account in the amount of $1,611.19 plus $148.39 = $1,759.58 for a computer and software. The next month that amount was credited back to the account, after careful thought, I'm sure.

At the August 2023 community wide HOA meeting Danny Erwin and Dave Winters said there still wasn't any money to fix the leaking pond. See attached emails for the history of this and where Kerry negotiated a $20,000 permanent fix with Diamond Ponds who also agreed to finance it for the HOA.

Instead, the BOD decided to pay Diamond Ponds $17,038.55 to pretty-up the gazebo, $17,995 for new entrance landscaping, $6,975 for entrance landscape lighting, and $3,291.30 on 4 new pretty lights on the 4 posts at the entrance. Total paid $45,299.85.

In the BOD MOM on 4-17-24 they finally addressed the1,703 cubic feet of sod and dirt Elizabeth Lanni dumped into the pond stating the "dumping of dirt and sod created no danger to fish, wildlife, or humans and thus is not an issue that needs to be addressed." This irresponsible comment went out to every homeowner in the community.

In January 2024 the BOD elected to pay Jim Devine $7,500 for his labor to use bentonite in the ponds. The bentonite was allegedly "free". Devine sprinkled **700 lbs in the upper pond and 300 lbs in the lower pond.** Research shows the recommended amount to be effective is **125,000-250,000 lbs per acre.** The $7,500 was wasted. At the 8-5-24 annual meeting Winters said the amount spent on this was $10,000. Of course, it's not in the MOM.

The MOM for the 8-5-24 annual meeting fail to record Winters statement regarding the pond and Kerry's statements regarding the walking trails. When asked to include this in the MOM, Adkins said I would need to request that at next years meeting and then it could be addressed. The HOA is paying him $650 a month.

The BOD failed to keep Minutes of Meetings, as required, for meetings prior to October, 2023. These expenditures are discussed and decided at these Meetings and they fail to inform the homeowners. They are in charge of a $100,000.00 annual budget.

The BOD fails to have the transparency required when spending Other Peoples Money.

Tricia Dare