

November 29, 2013

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Dear Homeowner,

Even though my Directors position is not up for re-election this year, I felt compelled to communicate with you directly concerning a letter that one of the candidates running for the board recently mailed out to the membership.

W.T. Roberts provided a graph that would paint the picture that under his tenure on the Board of Directors, that he actually kept operating expenses under control. And that if elected to the Board of Directors, that he would personally take charge and ensure that costs are contained and that committees were focused on correct priorities.

Please remember that WT Roberts did serve on the board for 4 years before the membership recalled his position in April 2013. Therefore, Mr. Roberts has a track record — and one that is not impressive. I find it interesting that he wants to be involved in committees now, since he repeatedly refused to serve on committees while he was a standing board member. In fact, last year he did briefly serve as the Chairman of the Finance Committee -- the same committee that provided a flawed budget to the HOA Membership; the same budget that has created major deficient in our funding this year. Shortly after preparing the budget — he resigned from the Committee.

Have expenses increased under the current Board? YES.

Are there valid reasons: YES.

You have likely noticed the amount of work being performed around the building... This is work that past boards should have approved; however, they preferred to stall and delay. Your current board has approved over \$60,000 in repairs this year alone.. With more repairs and improvements planned in 2014.

The building was supposed to have been painted 3 years ago (again, under the tenure of WT and the old board); the current board has met with engineers and experts that have experience dealing with "EFIS" (or "Exterior Insulation Finishing System). We are committed to finally getting this project started.. However, we are going to protect your investment by doing it correctly!

Because of the delay and stale method of WT Roberts and the prior board, we will likely experience additional costs up to \$100,000 for the refurbishing of the buildings exterior. (If we would have taken advantage of a slow economy 3 years ago when the building was supposed to have been painted... the HOA would have saved a significant amount of money).

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Here are a few points WT Roberts made in his letter and my rebuttal:

1) The Board is not following the Reserve Study of 2010 and is late updating it:

Response: WT Roberts signed a check to “Meridian Building Advisors” on 2/21/2013 for the amount of \$850, as a down payment for the 2014 Reserve Study. Shortly after cashing our check, this company closed and our deposit was lost. Since then, the current Board has contracted with a new firm to conduct our 2014 Reserve Study. Therefore, WT knew the exact reason for the delay, however, he is placing blame when the action was taken under his tenure on the Board.

2) He would “Deal more aggressively with homeowner nuisances and stalking”

Response: Since the new board took over this year, there have been no cases of extreme ‘nuisances’ or stalking. This is simply a fear tactic used by Mr. Roberts.

Things appear to be pretty calm now... and community harmony is improving!

3) Rationalize insurance costs and improve equity and fairness for damage victims:

Response: Because actions made by WT Roberts and the prior boards, our Insurances costs have doubled. In fact our Directors & Officers policy went from \$700/year to \$7,000/year because of lawsuits that were either initiated or brought against prior board members. Our Master Policy is approx. \$60,000/ year (again, doubled from prior years).

The current board under the leadership of our Insurance Committee has quickly dealt with damages experienced by homeowners thus helping those owners quickly restore their units!

4) First Come, First Served parking (no assigned spaces):

Response: *Never gonna happen! Another scare tactic. You OWN your spaces!*

5) Changing to one vote per condo, but keeping expenses on a square footage basis:

Response: *Never gonna happen! This would require a 90% approval by the ownership.*

6) If it ain't broke.. don't' fix it.. That's what WT said that “HIS” Board did.

Response: *Yup... you didn't paint the building, you didn't paint the railings, you doubled our insurance costs, your old board got us into numerous lawsuits and complaints; the Board installed cameras to spy on certain owners; the board did not encourage owner involvement on committees; and WT's board did not follow the Reserve Study!! Now you have the story on why expenses have increased this year.. After years of neglect, the current board is doing our best to make this a wonderful place for you to call “HOME”.*

I do agree with WT Roberts on one thing he said... Quoting WT Roberts: “**Please scrutinize the candidates. Ask questions, see what makes them tick. Generally, good horse race handicappers select a horse based upon its past performance record”....**

Based on WT's past record... I think its best to let this horse stay in the pasture!