

Date: May 29, 2020

Minutes of the newly elected Board of Trustees

Attending: Parker Airmet, Kim Hathaway, Lisa MacDonald, Michael Haupton, Jeff Pipkin

Absent: Mike Nickel

Discussion points:

1. Election of Officers

By majority vote:

Lisa MacDonald, serving as President

Michael Haupton, serving as Vice-President

Kim Hathaway, servicing as Secretary

Western Management, serving in a non-voting capacity as Treasurer, with Mike Nickel serving with voting capacity as Treasurer oversight

2. Appointee of 6th Board Member

Jeff Pipkin, with voting rights

We felt this was necessary in the event we had an even group attending a meeting and a tie-breaking vote was required. Jeff agreed to withhold his vote in the event a tie-breaker was not required, but expressed a strong desire to have the opportunity to provide his input on any matter.

3. Appointee of 7th Board Member

Tabled for further discussion as to whom may be good candidates to invite

4. Re-instating Western Management (WMS) as our Property Manager

A discussion about re-instating WMS immediately was presented and reviewed by all parties present. It is recognized that Mike Nickel has presented a viable option for a property manager for the community. However, after much discussion, it was agreed that such a change, given a new board, would be too abrupt and that such a change, if decided, should happen at a later date.

The majority of the board voted to immediately re-instate WMS for the short term to get the Association back on track, given the flux of our accounts and status of disrepair to the community.

Further, given that Richard Harman has stood by this community, even after being terminated by Daran Jared, he has been loyal to our Association. He has continued to deposit received fees into our accounts, made himself available as needed through our transition, installed legal safeguards so our funds were protected and not misappropriated, bringing much needed comfort to the inquiring members. We felt we should give WMS the opportunity to re-establish a new, working relationship with the new board and then re-evaluate at a later date.

We will require that WMS provide us with a new agreement for the board to review and any other property managers interested in our Community can also submit their agreement to review as well.

It is recognized that no property management company is without its faults. We have had two excellent property management companies terminate our contract (Desert Edge and Horizon) because of Daran Jared's abuse and poor conduct towards them. WMS has stood by us and we feel they should have the opportunity to work with the new board to ensure that we are meeting our needs and they are performing as required.

We all felt strongly that Mike Nickel would be the best board member to oversee WMS performance in their joint capacity as Treasurer. We would expect Mike to provide feedback to the board on a regular basis concerning their performance, and any concerns he feels they are not addressing.

5. Restoring Parking Back to Resident

By majority vote, we are in favor of immediately restoring parking to the residents via a posted parking notice and cease & desist demand to Snowy Mountain Towing from towing vehicles from the premises. All were in favor of posting the attached note to resident doors.

6. Vial Frotheringham Legal Fees

By majority vote, we approved and gave formal consent to Lisa MacDonald for hiring Vial Frotherinham to represent the interests of the Association, and its lawful process of putting the former board on notice to call a Special Meeting via Petition with the intention to elect a new Board of Trustees.



Park Willow Homeowner's Association

Notice from the Management Committee

May 30, 2020

To: Tenants & Owners

Re: Park Willow Parking Lots

Effective Immediately!

All parking restrictions from our former board have been removed. Effective immediately, you are permitted to park your vehicles in the parking lot. Until it is resolved, you may park over the white painted restriction lines, including the handicap spaces. Once the handicap spaces are restored, then you will not be able to park in this spaces.

You may also park in the newly painted red curb areas where they were once unpainted. This unauthorized red curb paint will be removed.

These restriction lines were painted without Association authorization and their removal is under discussion with your newly elected board and its legal counsel for guidance towards having our lots fully restored.

Current rules from our Community Rules & Regulations still apply however:

- Valid permit visibly displayed,
- Registration must be current and
- No disabled vehicles, RVs or trailers are permitted in the lot.

Please do your part and if you have just one vehicle, park in your carport and save the open spaces for the 2nd vehicle of other residents. You will notice yellow space markers on the curbs. Please use these as a guide how to properly space your vehicles over these restriction lines. Please be respectful and do not recklessly park and take up more than one valued space.

We will promptly notify owners by email, and residents with notices on doors, when restoration of our parking lot will begin and what steps will be needed from you.

Snowy Mountain Towing has been put on notice that they are not permitted to tow any vehicles on Park Willow property until future notice under any circumstances.

Your new board shares in your frustration with this situation and will act quickly to bring order to the community.

Harassment of any kind from any member of the community is unacceptable via email, text or through direct contact and will be swiftly dealt with by legal means. If you experience harassment, please document the activity to remit as evidence and contact us immediately at: legal@parkwillowhoa.com.

Thank you!
We look forward to serving our community.