

[REDACTED]

Dear [REDACTED] HOA Board:

By this time I hope each of you have read the two (2) certified letters / packets mailed to you in the past (July 2016, September 2017). If you have not read these yet, I urge you to do so. You can read them [HERE: http://tascs.net/blog/?p=280](http://tascs.net/blog/?p=280). If you haven't, I hope you have at least read my more recent e-mail (ITEM A).

With the history of our property management company not providing copies of certified letters to each of you (even though they state they did), I will e-mail this third letter to our general counsel attorney's [REDACTED] in an effort to get you each a copy in a timely fashion.

Even though Property Managers and board memberships have frequently changed over the last few years, serious issues still remain.

ISSUES:

- Contract Management – Earlier this year we were erroneously billed (and paid) two (2) months consecutively for landscaping services not related to our community. If I did not catch this, I firmly believe we would still be paying an additional ~\$2,000/month and our management company would have recommended an increase in assessments for 2020.
 - The only apology I received was from AAA and they have created a process to catch these issues in the future.
- Accounting – Last year 2 months of water billing / usage were put into 1 month in our financial statements prior to our last meeting of the year. If I did not catch this, I firmly believe our management company would have recommended an increase in assessments for 2019.
- Record Keeping - Our last board packet listed 2 Trustee Sales for properties not in our community. Furthermore, we did not receive said packet until less than 24 hours prior to the meeting. This is shady at best; especially with contracts presented, and expected to be signed.
 - Delinquency Reports are consistently incorrect.
- Banking – I have encountered and raised both security and transaction issues that have been largely ignored (ITEM B)
 - {Complaint – Office of the Comptroller of the Currency}
- Legal – Our HOA does not currently have adequate legal representation.
 - Our current general counsel is not fulfilling the obligations of their contract.
 - Our current general counsel seems more like a firewall for the management company.
 1. Examples available upon request.
- Disrespect – Too numerous to list. However the last 'experience' is when I had specifically asked for an agenda item regarding a change in Management Company to be added for our last meeting agenda; which went completely ignored (ITEM C).
 - Instead of adding the item I requested, a new contract (with yet another fee increase) from our collections attorney was brought up and attributed to me (ITEM D).
- Financial Health - Our HOA has **never** had a full financial audit performed; only [compilations](#) (mainly by a single firm: Butler Hanson). I have reached out to a CPA firm to provide a full audit (ITEM E).

- As you may recall; around May / June of 2018, [REDACTED] changed our / their accounting. In order to get a firm grasp of our financials going forward, I propose enlisting [Barry & Moore, CPA's](#) to provide a full financial audit on fiscal year 2018 as soon as possible.
 - 1. As you also may recall, this was after I had submitted a complaint to the Arizona State Bar concerning the Unauthorized Practice of Law regarding efforts to deter me from accessing our financial records.
- I will send Dan the 2018 compilation report EOB Friday the 1st of November so we can get a quote.

While our management company has been providing services since our associations' inception, I hope you can realize that they have 0 interest in doing what is best for our community, are taking advantage of your trust, and are only interested in increasing our dues so they can take a greater portion of our money.

I have lost all trust in our current management company and I am getting tired protecting our finances from them.

With that, we just finished many big ticket projects and are coming upon a new year. To me, this is a perfect time to make positive, value-protecting changes that take back control our community.

CHANGES:

- Management Company
- Bank(s)
- Legal Audit / Representation
- Financial Audit / Representation
- {Board}
 - If a board member does not believe these changes are warranted, you can send your reasoning(s) as to why at: hoa@tascosolutions.com.

SUMMATION:

I have to say I have never dealt with a more dishonest, disrespectful, greedy, unethical company than that of our current management company. I will by default be voting NO for any and all new projects and contract signings until a full audit has been completed at a minimum. I suggest we all do the same.

Side Note:

I feel us as a board should refrain from prejudging others. I for one, did not appreciate the comments made at our last meeting regarding the alleged soccer goal thief and members who utilize solar panels. I think if we, as a board, treat all members of our community equally and with respect, we will all experience a better community and increased member involvement.

Thank you for your time,

Todd A. Stevens

Tuesday, October 29, 2019