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March 30, 2021

Dear Members of the Executive Board:

This is a follow-up correspondence to the email dated January 28, 2021, which included an attachment entitled “Audit Report: Unpaid Dues.” This report documented that the Owners of Lots 1, 2, and 3 are in arrears for the amount of \$52,300, for the years 2006–2019. To date the Executive Board has not notified us that either Owner has paid his outstanding debt or that the Executive Board has acted to recover these obligations.

This matter is urgent because these owners intend to create a new Lot (Lot 1A) from these three existing Lots and Parcel C, despite their lack of good standing. We believe that the Executive Board has a legal responsibility to inform the buyer’s title company that Lot 1A is roughly 13 years delinquent, plus penalties. Failure to give notice could result in legal exposure for the Executive Board and possibly the HOA.

If the Executive Board has not notified the Owners of Lots 1, 2, and 3 of the outstanding dues in writing, a complaint should be filed and hearing held so that these owners are given an opportunity to respond. Bylaws § X (“Notice and Hearing Procedure”) allows them a forum to vent their concerns. Section X was specifically written to address matters such as this; we see no reason why the Executive Board does not take advantage of it.

Please give us a status report on Lots 1, 2, and 3 and the Executive Board’s actions re: these Owners’ unpaid dues.

Thank you.

Respectfully,

Member Audit Committee (MAC)

Kate Anderson

Dorinda Graff

Charlie Nolan

Kathy Sharma, *Chair*