

Prepared 11-11-2024

FORWARD BY Board of Directors "Candidates":

Hello Camarillo Springs Townhomes Homeowners:

On November 06, 2024 Robert Schuett wrote the below to the entire community of Townhomes. **Although he attacks Brian individually, he doesn't recognize that our e-mails to the community are all joint messages from all five candidates campaigning to replace him, Chelsi Reuters, TJ Dee, and Karen Collins as Board of Directors.** We five candidates assisted by a sizeable number of C.S. Townhomes neighbors are campaigning for board office to improve the Board of Directors' performance. **The candidates are: Debbie Garrison ● Sharon Ball ● Denise Zirkle ● Sony Nguyen ● Brian Morris**

Email Broadcast from Bob Schuett: (Two years experience as Director - Board of Directors)
Dear fellow Palmeras Townhome owners- I am writing to answer numerous accusations as well as a great deal of misinformation that has been advertised by Brian Morris regarding your HOA Board of Directors. Since I figure prominently in the newsletter, I want to set the record straight. I want to do this before you vote, so you can do so with all the facts. My only loyalty is to the truth.

Mr. Morris has been very vocal and outspoken in his criticism of this board. I expect and accept that there will always be those who do not agree with all of the board's decisions. However, **once the criticism becomes overly aggressive, vicious, and deceptive, it needs to be addressed.** At this point the constant vitriol is causing unnecessary division in our community and contention at our meetings. I will remind you that all of your volunteer board members are also owners in this community, and whatever Draconian measures we implement will affect us to the same degree as they will affect you. Somehow, in Mr. Morris's view, we are part of a greater conspiracy for reasons that are unclear.

I will address the accusations included in the latest unofficial bulletin distributed by Mr. Morris one by one so you can sift through the "charges" and decide for yourself what is true and what is not.

OUR COLLECTIVE RESPONSE: townhomesnews.com/about/ (click #26)

We have no idea what bulletins he is referring to. Same with a recent C. Reuters e-mail. Sharon Ball, Debbie Garrison and Brian Morris maintain a Townhomes News website www.townhomesnews.com. All our communications to the neighborhood including

"factual backup" documentation are included in the: townhomesnews.com/about/ (click #17 through #28). We would challenge anyone to find the information we distributed via email to be "overly aggressive, vicious, and deceptive" as does Bob Schuett. Additionally, we don't believe he's even mentioned in any of the emailings. If the community is divided, the board must look within themselves for the cause. In our world truth, hard analysis, and the resulting facts trump innuendo, spin, and dizziness.

Accusation: **The board is guilty of nepotism and favoritism.** This is **UNTRUE**. Evidence would be helpful to prove these charges, however, there is none.

OUR COLLECTIVE RESPONSE: townhomesnews.com/about/ (click #17 through #28). We "know this is true", however, please read through the 12 documents to find his accusation. It doesn't exist. We are willing to expand on the subject. Remember, four of us are past board members. Brian's been on the board three times with 5 years' service.

Accusation: **The board is deliberately avoiding face to face meetings.** This is **UNTRUE**. Changing the times, using Zoom, etc. is simply to streamline what usually is a very simple agenda discussion. As the board, we are constantly in contact with one another. When a larger, more pressing issue arises, or when a meeting is requested by the community, like the one later this month, we schedule a special session.

OUR COLLECTIVE RESPONSE: townhomesnews.com/about/ (click #23)

Yes, "streamlining" works very well for a board who chooses to narrow the access to meetings, limit the content in open session, and spend less time governing. Most homeowners don't know when or where meetings are. Homeowners who insist on transparency and cost information about their investment (homes) and surroundings are not interested in "streamlining". This should have been obvious in only three (3) in-person community meetings over the last 3 years filled with upset homeowners seeking info. Managing by video & email 5-6 times per year ignores the homeowners.

Accusation: **This board does not get 3 bids when contracting for work to be done.** This is **UNTRUE**. Nothing more really needs to be said. We've always gotten multiple bids.

OUR COLLECTIVE RESPONSE: townhomesnews.com/about/ (click #28)

"HOMEOWNERS PLEASE READ THIS RESPONSE BELOW!"

In our last board meeting, Bob Schuett tapped his fingers on the table and twice proclaimed "We always get 3-bids for the projects we approve!" Avoiding the urge to streamline, we secured copies of the meeting minutes and available agendas for all the Board Meetings since and including their first meeting on January 20, 2022.

RESULTS:

28 projects were approved without 3-bids and above \$1K (most with one bid).

Four (4) projects were approved with 3-bids, however, three (3) of them were originally submitted short of 3-bids and protested by the board citing the 3-bid directive was invalid. Their protest was overturned by the management company which they fired at the end of their contract. CID was hired and there was no longer a 3-Bid requirement.

The fourth project was approved for \$1,525,620.00 with 3-bids, but two of the bids were from the same company. So, one would conclude there were only 2 bids. No, Bob Schuett and Chelsi Reuters, unless all your records are faulty, you're mistaken.

Accusation: **The board's failure to communicate is deliberate.** This is **UNTRUE.**

The truth is that we have had issues with communication, and I won't defend our failures here that occur from time to time. This is an ongoing executive agenda item that we are constantly trying to improve. My apologies for any inconvenience we may have caused.

OUR COLLECTIVE RESPONSE: townhomesnews.com/about/ (click #23)

If the failure to communicate is not deliberate in "all categories" over the last 3-years, then it must be due to gross incompetence or streamlining mania. Not until we five (5) candidates opened the discussion with the homeowners did communication improve.

- ▶ Three face-to-face board meetings in 3 years. The others were all ZOOM. One face to face last year was cancelled while the homeowners were arriving. Just days later they conducted a ZOOM meeting instead with minimum notice pinned on a bulletin board. Convenient to reduce attendance and criticism. Deliberate.

- ▶ Board meetings at 1:30 PM. Most of the Townhomes homeowners work or donate their time during the week. Deliberate in reducing attendance and criticism.

- ▶ Reducing the number of board meetings by 50%. Convenient to reduce attendance and criticism. Great for streamlining! Deliberate.

- ▶ How many homeowners even knew you had the option to receive meeting notices simply by filling out a release form with CID? Perhaps 60%? For three (3) years that

form was never voluntarily sent to you until this campaign. We know of many people who submitted the form many times before actually receiving meeting agendas if at all. Convenient to reduce attendance, criticism, and foster apathy. Yes, deliberate.

► Failure to notify the homeowners of critical issues pertaining to their home investment and their lifestyle investment in their neighborhood. Our board of directors deliberately delayed notifying us that our wildfire insurance was cancelled for 6-weeks. We know this was deliberate as they delayed Miramonte's Condominiums cancellation last year for 10 weeks. Chelsi Reuter's excuse during our special meeting in August was "I didn't know what to tell them". She could start with the truth! More about this below, but the point is Townhomes homeowners on fixed budgets were denied the 6 weeks to plan their budget for a sizeable assessment. In this case \$2,100 or \$233 per month. Don't forget, without correction this assessment swings around again next year. The delay was (in our opinion) deliberate as the same actions were taken in Miramonte by Chelsi Reuters. She and CPM were fired. townhomesnews.com/about/ (click #19)

► Sharon Ball (Boad Treasurer 2020 through 2021 and candidate for 2025) has for three years been asking our Townhomes board for our financial information. As a homeowner and candidate, she's interested in determining the state of our HOA. Finally, when we surfaced poor communication in this campaign the financial records began to be posted. Her analysis is not completed, but the board's delay in posting would be considered deliberate, alarming, and sloppy.

► We just received our second Newsletter in three years. Undoubtedly, it's arrival was influenced by the recent campaign and the dissatisfaction homeowners have voiced with poor communication. The form to allow meeting and other HOA information to be e-mailed to homeowners was finally distributed to the homeowners. The blindsided homeowners in the August meeting commanded that to be done. Deliberate.

► The minutes for past meetings were finally caught up as well. Unfortunately, key information that would aid homeowners in reviewing the board's decisions is usually missing. They generally state the amount of the approved purchase but fail to indicate other bid amounts (if any) or even bidders' names. This makes it difficult for the homeowner to determine if the board is making good decisions. Deliberate.

Accusation: **The board deliberately delayed investigating and securing alternate fire insurance options.** This is **UNTRUE**. Mr. Morris goes on to conclude that the time remaining after our deliberate withholding of information from you was insufficient and, therefore, responsible for our inability to secure fire insurance. This is, firstly, unknowable, and, secondly it views our fire insurance dilemma in a vacuum: who hasn't had insurance issues beyond anyone's control in the past year, and we are to see this as

somehow different on a community-wide scale? The special assessment was equally painful and unavoidable for all of us.

Related to the insurance issue is Mr. Morris's misrepresented solution, quoted from the recent bulletin: "Continue working with our new HOA insurance broker to reduce cost and fully insure our HOA by January first". This is a **deceptive promise** based on an unknowable and uncertain future. Any promise of relief based on the California insurance program known as the FAIR Act is pure speculation. It is further irresponsible to pretend to know that this or any other action will solve our present insurance dilemma.

In addition to the deceptive accusations aimed at this board, Mr. Morris published a personal and private email I sent to him in response to the insurance situation without my permission. **This is a betrayal of personal confidentiality.** My reply was simply that the board did not feel it would be productive at that time to discuss it; not evidence of some wider conspiracy.

OUR COLLECTIVE RESPONSE:

Deceptive Promise:

As we have written to the community and formally stated in the Special Townhomes Community Meeting; "We do not blame the Board of Directors for the cancellation. We do blame the Board of Directors for their failure to prepare for it and notify the community in a timely manner which brought unnecessary hardship to our homeowners." We are still working with two competitive HOA insurance brokers in lieu of Steve Reich to complete our objective of being "fully insured" and at a "lower cost". One broker replaced Steve Reich in Miramonte and is saving them money. This is what is called "**actively working on it**" instead of just approving **\$254,000 MORE** per year on top of what was already budgeted and waiting till next Year for a repeat through Steve Reich resulting with another \$2,100 assessment or perhaps more.

It is implied we made up the optional plan(s). We hoped to bring you a quote today, but houses are burning less than 5-miles away so it's not a good time to secure a wildfire insurance quote. We would appreciate you opening

townhomesnews.com/about/ (click #18) and read the highlighted sections. This is what we based our statements on in July. The FAIR Act limits failed to increase up to \$100M in August and will now be delayed till next year. Better options may be found before.

"We are actively working on it". Keep in mind, Townhomes now has only \$1M in wildfire insurance. Review the damage in Camarillo, Somis, and Saticoy. It's unlikely we could rebuild more than 2-homes with \$1M. Our CC&Rs require "fully insured". . .

\$51M. All five of us must be elected before changes can be made. **Please vote.**

GOOD NEWS 11/11/24 CA Fair Act has increased their limits to \$20M and next year \$100M. We can increase our wildfire insurance from \$1M to \$20M and save considerable dollars. Upgrade to \$51M or other options next year. Unless you elect us into office giving us the power to change our HOA direction we're powerless. **Please vote.**

Betrayal townhomesnews.com/about/ (click #27)

Bob Schuett's claim of "betrayal of personal confidentiality" is again incorrect. First, Mr. Schuett refers to an e-mail thread exposing the board's conscious denial of a pending wildfire insurance increase nearly 12 months before it happened. It went on to urge the formation of a Townhomes insurance committee to learn from other HOA's experiences and solutions. This document was not broadcast to the community, but was supplied as a hand-out for those attending our Meet n Greet. **However, it is now.** Mr. Schuett responded as a board member to an email sent as official business to the Townhomes Board and CID Management. It was not personal, but board business. It did, however, tell the truth and being honest is nothing to be embarrassed about.

There are additional claims to address, but these are the bigger issues accompanied by the more deceptive charges brought on a consistent basis against the present board that have caused needless division and distrust in our community.

I want to add that none of this is directed at the other potential board candidates included in Mr. Morris's bulletin. I don't know any of them well and have no reason to question their motives.

OUR COLLECTIVE RESPONSE: townhomesnews.com/about/ (click #17 through 28)

We have not written nor distributed any Bulletin that even remotely compares to what Mr. Schuett has accused. We rebuff Mr. Schuett's comments about his email not being directed towards all five candidates as it was. Admit your errors please.

The final decision rests with all of us as we vote for our next board of directors. You are now informed and armed with the facts.

OUR COLLECTIVE RESPONSE:

Yes, **now you have the facts and not hallucinations.** More facts are coming soon.

The above "COLLECTIVE RESPONSES" ARE THOSE OF THE BELOW CANDIDATES

Debbie Garrison ● Sharon Ball ● Denise Zirkle ● Sony Nguyen ● Brian Morris

PLEASE VOTE FOR "ALL FIVE" AND LET'S BEGIN MANAGING OUR HOA

CAMARILLO SPRINGS TOWNHOMES ASSOCIATION

SECRET BALLOT

December 19, 2024

ELECTION OF DIRECTORS

California law requires that all directors be elected via secret ballot. You have one vote for each vacancy on the Board. There are **FIVE (5)** vacancies, therefore you have **FIVE (5)** votes ONLY.

Cumulative voting is permitted per your governing documents. This means that each unit may cast votes equal to the number of openings on the board. You are welcome to combine or split your votes among the candidates, so long as the total number of votes **DOES NOT EXCEED FIVE (5)** votes. You may vote 5 votes for 1 candidate, or 1 vote for 5 different candidates or any other combination so long as the votes don't exceed 5. Any ballot that contains more than **FIVE (5)** votes, or fraction of votes, will be declared invalid and will not be counted. The five candidates receiving the highest number of votes shall be deemed to have been elected.

Nominees (Alphabetically):

Votes 5 Total:

Sharon Ball

1

TJ Dee

Debbie Garrison

1

Brian Morris

1

Son (Sony) Nguyen

1

Chelsi Rueter

Bob Schuett

Mike Wright

Denise Zirkle

1

**Sample Ballot Only For
CAMPAIGN PURPOSES
Please vote for S. Ball, D. Garrison,
B. Morris, S. Nguyen, D. Zirkle**

**Sample Ballot
ONLY RETURN "YOUR"
SECRET BALLOT**

IRS Revenue Ruling 70-604

In accordance with applicable IRS Revenue Rulings, any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget as provided for in IRS Revenue Ruling 70-604.

☐ I Agree

☐ I Disagree

☐ I Abstain