



## OPEN LETTER TO OUR NEIGHBORS IN CAMARILLO SPRINGS PALMERAS TOWNHOMES

We, your neighbors, are excited to bring in a new year filled with promise of good health, fortune, and happiness. Together let's work to make it so and not just hope someone else will make it so.

As you have likely noticed our Board of Directors and their HOA management company are frugal with in disseminating meeting information and news within our community, so we'll help fill the void.

### 2023 Board of Directors Election (December 22, 2022)

The board that was elected for the 2022 calendar year ran unopposed for 2023. There was a last-minute candidate, however. Bob Schuett ran as a "write-in candidate" hoping to win a seat. Does his landslide victory show our serious concern with our board of directors' performance? Yes, of course.

Bob Schuett = 78 "write-in votes"

TJ Dee = 35 votes

President Chelsi Reuter = 42 votes

Karen Collins = 25 votes

Vice President Gus Gonzalez = 41 votes

Treasurer Michael Wright = 14 votes (removed)

Also, it's no wonder Bob Schuett dominated the results. An original 1988 Townhomes homeowner, newly retired, 25-year veteran, Chief of the Camarillo Fire station which serves Camarillo Springs, proficient with creating and following budgets, experienced manager with two degrees, and business savvy, he's no OJT bureaucrat. We're pleased to have his talents and experience inside our board.

### 2022 Townhomes Annual Board Meeting (December 22, 2022)

The board of directors held the elections and the Annual Meeting with minimal notification and with short notice at 1:30 in the afternoon, on a workday and, of course, they still use ZOOM. Why?

- Our new monthly assessment is a whopping \$375.00 per month. They openly blame the 2020/2021 assessment reductions for their need to increase assessments, but with no substantiation. It could be worse. Under Chelsi's direction Miramonte's assessment is now \$636.00 per month. They began our 2022 fiscal year with all black numbers and higher reserves. No excuses. Stop blaming others for their failures and begin managing the HOA.
- **Our operating fund today owes our reserves \$59,680.00.** Why? Aren't you curious? The previous board paid our reserves \$14,000 every month from the HOA operating fund.
- Some good news. It appears that after years of resistance Chelsi and Gus are actively seeking 3-bids for services. We hope they continue with a 3-bid policy to assure we're purchasing the best value. Everyone wins except the price gougers and the good old pals.
- After our urging, they plan to begin staged roof replacements this year and they plan on three evening meetings this year starting on Feb. 23 at 5:30. We'll see.

In the end, it is up to the homeowners to monitor and redirect the board when they're off course. Ultimately, homeowners have the power, not the 5 board members. It's everyone's HOA. Speak up.