




From: Gardner, Kim [redacted] 
Subject: RE: [redacted] Outlook Way Follow Up
Date: June 28, 2017 at 3:32 PM
To: [redacted], executiveboard@highlandridgehoa.org
Cc: Highland Ridge Treasurer@highlandridgehoa.org

I am in favor.

Thanks.
 Kim

[redacted]



[redacted]
 [redacted]
 [redacted]
 [redacted]



From: Ryan MacDonald [mailto:[redacted]]
Sent: Tuesday, June 27, 2017 10:48 PM
To: executiveboard@highlandridgehoa.org
Cc: 'Highland Ridge' <Treasurer@highlandridgehoa.org>
Subject: RE: [redacted] Outlook Way Follow Up

I am in favor.
 Thanks,
 Ryan

From: Renee Bissell [mailto:[redacted]]
Sent: Tuesday, June 27, 2017 7:05 PM
To: Bryan Ricks
Cc: James A. Kinnard; Kiffer Address; executiveboard@highlandridgehoa.org; Highland Ridge
Subject: Re: [redacted] Outlook Way Follow Up

I'm in favor.

[redacted]

[redacted]

Renee Bissell

Realtor

[redacted]
 [redacted]
 [redacted]

On Tue, Jun 27, 2017 at 6:39 PM, Bryan Ricks <b[REDACTED]> wrote:
I 2nd

Bryan

On Tue, Jun 27, 2017 at 6:35 PM James A. Kinnard <james[REDACTED]>

I move that the Board execute the plan as laid out below.

[REDACTED]
[REDACTED] (cell)
[REDACTED]

Error! Filename not specified.

From: Kiffer Address [mailto:[REDACTED]]
Sent: Tuesday, June 27, 2017 6:12 PM
To: executiveboard@highlandridgehoa.org
Cc: Highland Ridge
Subject: Fwd: [REDACTED] - [REDACTED] Outlook Way Follow Up
Importance: High

Executive Board,

See below from March. It is obvious that [REDACTED] is not planning to take care of the issues with the appearance of his house and it has gone on for too long.

The four points below are what we discussed in a previous meeting about what process to follow.

- Contact HRHOA attorney to ensure we can execute the following points and how much we can fine for each item. We do not have attorney's fees in the budget, I would suggest we allow for up to \$300. The bylaws allow for the Board to exceed the annual budget by less than 10% without notifying the members (see Section 5.03 below) The homeowner would be charged whatever the cost comes to.
- Fine the homeowner for each deficiency that must be corrected.
- Perform the work and charge the homeowner at cost.
- Once the attorney is contacted and HRHOA has incurred costs the homeowner will be deemed "not in good standing", which means swim, tennis and any HRHOA events are off limits.

Any money spent correcting the deficiencies will be billed to the homeowner, which, if not paid, would be recouped whenever he sells the house.

If there needs to be a discussion I will set up a quick conference call. Otherwise, we need a motion to execute the plan as defined above, a 2nd, and then a yea or nay from everyone else to proceed.

If this is approved I will notify [REDACTED] immediately and let him know that by next Wednesday I will contact the attorney.

Thank you,

Kiffer

Section 5.03 Limitation on Borrowing Authority. The Board of Directors shall not have the power to pay bills, obligations or debts of the Association if such payment will exceed 10% of the total budget for expenses in excess of those established in the annual budget without the approval of the majority of members present, in person or by proxy, and eligible to vote at any regular or special meeting of the membership called to present the proposed excess expenditures; provided, however, that this limitation shall not apply to unforeseen emergency operational expenditures. Any emergency operational expenditures in excess of 10% of the total budget shall be reported to the membership by written notice within thirty (30) days of the expenditure. Further, in no event shall the Board be

empowered or authorized to execute, sign, or deliver on behalf of the Association any contract of indebtedness, guaranty, surety, deed, mortgage, bond for title, deed to secure debt or deed of trust without the approval of two-thirds (2/3) of the membership.

Begin forwarded message:

From: [REDACTED]
Subject: Outlook Way Follow Up
Date: March 21, 2017 at 3:05:10 PM EDT
To: <treasurer@highlandridgehoa.org>, <President@HighlandRidgeHOA.org>

[REDACTED]

#2
With respect to the repairs to my house, I am proceeding with getting quotes as we speak. I expect most of the work will be completed within 6 weeks.
Feel free to send me a note to kick me in the ass, as I have a tendency to procrastinate.
That said, it is my intention to get it completed in a timely manner.

[REDACTED]

--
[REDACTED]

[REDACTED]

The content of this e-mail message and any attachments are confidential and may be legally privileged, intended solely for the addressee. If you are not the intended recipient, be advised that any use, dissemination, distribution, or copying of this e-mail is strictly prohibited. If you receive this message in error, please notify the sender immediately by reply email and destroy the message and its attachments.

From: Ian Almeida [REDACTED]
Subject: Re: [REDACTED] Outlook Way Follow Up
Date: June 28, 2017 at 2:40 AM
To: Renee Bissell [REDACTED]
Cc: Bryan Ricks [REDACTED], James A. Kinnard [REDACTED], Kiffer Andress [REDACTED], executiveboard@highlandridgehoa.org, Highland Ridge Treasurer@highlandridgehoa.org



I am in favor.

Ian

Sent from my iPhone

On Jun 27, 2017, at 7:05 PM, Renee Bissell <[REDACTED]> wrote:

I'm in favor.

[REDACTED]

Renee Bissell

[REDACTED]

Tue, Jun 27, 2017 at 6:39 PM, Bryan Ricks <[REDACTED]> wrote:
I 2nd

Bryan

On Tue, Jun 27, 2017 at 6:35 PM James A. Kinnard <[REDACTED]> wrote:
I move that the Board execute the plan as laid out below.

[REDACTED]

[REDACTED]

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Sent: Tuesday, June 27, 2017 6:12 PM
To: executiveboard@highlandridgehoa.org
Cc: Highland Ridge
Subject: Fwd: [REDACTED] Outlook Way Follow Up
Importance: High

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]