

TIMELINE OF EVENTS

At the general board meeting held September 9, 2020, member-at-large Board member, Phil Savage stated that he has a concern and wants this “reflected in the minutes.” He wants to know the location of the 3 ring binders with HOA information. He asked that the Board track down those binders. (See Minutes from the September 9, 2020 meeting that are posted to the HOA website.)

I took on the task of tracking the transfer of HOA records:

On September 12, 2020 from 10:30 am – 12:30 pm, I spoke with past president Joanna Anaradian (who served on the Board as secretary from February 2010 – November 2015, as vice president from February 2016 – May 2016 and president from August 2016 – November 2018), about the HOA records and the chain of transfer. She shared the following information:

- There was 10+ notebooks that were labeled by year and contained all minutes, invoices, contracts, and emails. A complete history of our HOA from the time it was turned over from the builder to this HOA in 2010.
- Sonya Camarco (who served on the board as treasurer from February 2010 – August 2017) dropped off all of these notebooks at Joanna’s house when Sonya was resigning as HOA treasurer because she was being arrested by the FBI for embezzlement.
- Joanna maintained these notebooks up-to-date with all applicable documents.
- When she resigned as HOA president due to health reasons in November 2018, Paul Baerman, HOA secretary at that time, took possession of all the notebooks. He brought a wagon over to her house, put all the notebooks into the wagon and wheeled them across the street to his house.
- Paul Baerman served on the Board as President November 2015 – August 2016 and member-at-large February 2017 – December 2019 when he moved out of state.
- In a recent e-mail in reply to her request about the HOA notebooks, Paul Baerman stated that “he turned all them over to Phil (Savage) along with a DVD that had additional information.” (Phil Savage served as member-at large May 2012 – February 2018, as Vice-President February 2018 – November 2018, as President November 2018 – November 2019 and as member-at-large November 2019 – present.)

On September 14, 2020 I spoke with immediate past president JoAnne Hilton Gabler HOA Board member from November 2019 to July 2020 about the HOA records and what was transferred to/from her. She shared the following information:

- Shortly after being installed as HOA president she called past president Phil Savage and said she would like to pick up the HOA documents that were in his possession so she could begin the review she needed to do per the Settlement Agreement in the Kronick case. She said she could just pull in his driveway & they could be loaded into her car. Phil's response was "No, no don't come over to my garage, I need to go through all of these first. I will bring them over to your house when I'm done."
- Two to three hours later Phil brought over a wine box labeled "HOA" that contained a huge pile of 3-hole punched loose documents; a white notebook labeled "Laura Lawsuit." Another box with a 1" notebook containing photocopies of Rules, Regs & Procedures that appeared to be for his use; a raspberry colored notebook containing an old HOA directory and Paul Baerman's directory (she removed these and put them into another box then tossed the notebook because it was falling apart); and a lime green notebook that was empty. A total of four (4) notebooks were received from Phil.
- Daryl Richmond, Treasurer at the time, delivered 6 accordion file folder briefcase-like containers with handles, that contained years of receipts. They were stapled together by year. She stated these records were needed to begin the "review of the books, finances and accounting of the HOA" she and Daryl were tasked with on the Settlement Agreement dated July 24, 2019 in the Kronick lawsuit.
- On two separate occasions Daryl Richmond delivered: a laundry basket containing cedar siding for West Side homes, stating that the HOA had purchased these for previous repairs and should be kept for future needs; and 2 small orange traffic cones.
- At no time did she receive the DVD that Paul Baerman mentioned, in his recent e-mail to Joanna Anaradian, that he gave to Phil Savage. • She stated that she did receive two thumb drives from Paul Baerman. One was a plastic drive on a flexible wrist holder that also contained several keys (irrigation box keys and post office box keys). She gave all these to current President Carolyn Ihrig in November 2019 since Carolyn would be the one picking up mail at the PO box. The other thumb drive contained documents in "notepad" format that were unreadable and she returned it to Paul Baerman. • She stated that she gave all the HOA documents/miscellaneous equipment that was transferred to her from Phil Savage and Daryl Richmond to current President Carolyn Ihrig; those document/miscellaneous equipment were picked up at her house on July 26, 2020 by Guenter Ihrig and Lorri White.

Per my job as secretary, I sent all board members a "draft" copy of the Minutes from the September 9, 2020 meeting, on September 15, 2020 at 2:42 pm,

asking for their review and requesting any errors or corrections before posting to the website. Said Minutes contained the above information, except for the dates of HOA Board terms.

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A few board member comments were that the above information should not be included in the Minutes and I removed them. (See Minutes from the September 9, 2020 meeting that are posted to the HOA website.)

On September 16, 2020 at 3:28 pm, member-at-large, Phil Savage, replied to my email attaching the "draft" minutes with the following corrections:

"These are my changes to the minutes:

- Replace '3 ring blue binders' with 'approximately 10 3-ring binders (containing the HOA history)'.
- Please add this to your information on the chain of transfer. 'In early 2020 Phil Savage made arrangements with JoAnne Hilton Gabeler who was the President of the HOA at that time, to deliver to her home a cardboard box containing approximately 10 3-ring binders (the HOA History). She met Phil at her garage where he offered to put the box in her house, but she asked him to put the box in the garage, which he did.'

On September 17, 2020 I spoke with JoAnne Hilton-Gabeler and told her about the changes Phil Savage was requesting in the "Timeline of Events." She stands by her statements to me on September 14, 2020 and added that she immediately took the box Phil delivered to her into her house and began her review of the 3-hole punched documents that were loose in the box and not in notebooks. At no time did she receive ten (10) 3-ring binders from Phil Savage.

This is the up to date "track down those binders" that Phil Savage requested at the September 9, 2020 meeting.