

Did You Know?

5 Reasons To Recall The HOA Board

1. The Board is mismanaging our critical reserve funds.

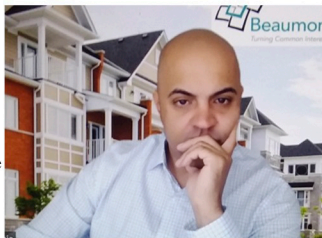
In a potential violation of California Civil Code 5510, Treasurer Anastasia Wiley has been writing checks against our reserve accounts with her signature only, when two signatures are legally required to withdraw funds. We know that some of the checks have been for general expenses—not what reserve funds are for.

2. The Board is wasting money on conferences, hotels and bar tabs.

In 2022 the Board spent \$5,530 sending the Treasurer to conferences, including a one-day event in September that used \$1,712 in HOA funds for two days at a resort hotel and a \$607 bar and restaurant tab. A one-day conference in February 2023 cost \$1,792. When residents asked for a breakdown of these expenses, the Board failed to provide records for reimbursements.

3. The Board is hiring lawyers to use against their own residents.

In the first half of 2023, the Board spent an unprecedented \$58,973 on lawyers for such frivolous things as responding to resident requests for documents (usually handled by management), and forcing maintenance workers to sign non-disclosure agreements, to silence and intimidate them. Legal budget for the entire year was supposed to be \$30,000. At the July Board meeting, the Board brought in the latest lawyer they hired, whose statements about whom he represents confused participants. There is no doubt many residents felt threatened by his participation.



4. The Board refuses to reveal financial records.

When a group of residents requested copies of bank statements and other records for the past two years, the Board used lawyers and stonewalled the request for months. The Board charged these residents \$692 to receive the records, then only provided some of the items requested. Many months of bank statements and cancelled checks remain missing. This potentially violates California Corporations Code, Section 8333, Failure to allow inspection of books and records.

5. The Board won't comply with court ruling voiding the HOA election.

In two separate court hearings, judges found that the November Warner Springs HOA election was void, first in Small Claims Court and then in San Diego Superior Court. But the Board refused to comply with the ruling in Case 23SC00942C. They never paid the legal expenses for the plaintiff who won, nor did they arrange a meeting with the plaintiff to coordinate a new election.

Brought to you by TRU—Transparent Residents United. Visit www.StoneRidge-TRU.org.