

HOA PRESIDENTS' INFORMATION SHEET- APRIL 2020

PRESIDENT'S REPORT:

Back on February 4 we delivered to the Developer all of our Transition reports and claims. At that time it was our anticipation that we would have our first meeting with the Developer, the Developer's attorneys and our attorneys to discuss the findings and claims within a few weeks. It has now been 11 weeks and our first meeting is not yet in sight.

Although we have not heard anything from the Developer regarding our claims, we have to prepare ourselves for the likelihood of lengthy negotiations. As a result we would now like to call for the \$100 per household funding that we suggested last Fall all HOA Presidents put in their 2020 budgets. In addition, we would like to invite all non-member HOAs in Oak Harbor as well as residents of The Reserve to participate once again with voluntary \$100 per household contributions. In advance we thank all member HOAs and all voluntary contributors for your support. Please direct your contributions to us in your customary manner. We would appreciate receiving them by the end of May.

As described in the Legal Committee report we believe in the strength of our claims and we hope the Developer is soon ready to engage with us. In the meantime we hope to proceed with Transition related activities that are outside the areas of reports and claims. We have to be prepared for the Transition of GHCA to resident control in 8 months.

TREASURER'S REPORT:

We currently have \$47,860 in the bank. The \$100 per household call for funding that is described above should be enough to get us through to the end of this year.

CURRENT CASH POSITION:

Beginning 2020 Cash Balance: \$125,197

Engineering Expenses:	4,650
Legal Expenses:	56,691
Litigation Counsel Retainer:	10,000
Administration and Insurance:	<u>5,989</u>
Total Expenses:	\$77,330

Ending Cash Balance: \$47,867

LEGAL COMMITTEE:

We have had numerous conversations with our established counsel, Greenberg Traurig, and with our litigation counsel, Murphy & Walker, with respect to the process of proceeding to a successful negotiation with the Developer or, if necessary, a proceeding against the Developer. We are comfortable that our claims are strong and that our proof is persuasive.

So far, the Developer has not been prepared to meet with us. It has recently hired Holland & Knight as its counsel for this purpose. Holland & Knight has advised us that they have notified their insurance carrier of our claims and will not be in a position to meet until the insurance carrier responds.

Although we were previously informed by Chris Card that the Developer had retained an engineering firm to review our claims, we have now been advised that that review is on hold. We will continue to press for a meeting looking toward resolution of our claims.

FINANCE AND ACCOUNTING COMMITTEE:

The Finance and Accounting Committee has requested the 2019 Financial Statement Audit for GHCA and related supporting records. We have been told that the accountant has not completed the audit report due to the adverse impact of the Covid-19 virus and they will provide a copy when it is completed.

ENGINEERING AND OPERATIONS COMMITTEES:

No activity to report this month.

FINAL NOTE:

We hope that we will have a broader range of activity to report to you next month. Until then: Stay Safe and Be Well.

Jeff Caso
President, on behalf of the Board