



NC Citizens for HOA Reform

Charles Williams
Founder/CEO

Exhibit 14
(1.24.24 Meeting Minutes)

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CITIZENS FOR HOA REFORM

Join Us in Making a Difference for Homeowners in North Carolina!

Who We Are:

NC Citizens For HOA Reform is a grassroots organization dedicated to advocating for homeowners' rights and promoting transparency, accountability, and fair governance within homeowners' associations (HOAs) across North Carolina.

Our Focus Areas:

- **Transparency:** We work to improve transparency in HOA operations, including financial reporting and decision-making processes.
- **Financial Integrity:** We advocate for responsible financial management and fair fee structures within HOAs.
- **Governance:** We promote fair governance practices and the protection of homeowners' rights.
- **Accountability:** We seek to hold HOA boards accountable for their actions and decisions.

How You Can Get Involved:

- **Join Us:** Become a member of NC Citizens For HOA Reform and connect with like-minded homeowners.
- **Stay Informed:** Follow our updates and join discussions on our website and social media channels.
- **Advocate:** Help us in advocating for HOA reform and oversight at the state and local levels.
- **Share Your Story:** Share your experiences and concerns to contribute to our advocacy efforts.

Contact Information:


Website: <http://cfhoar.org>

Email: chuck@cfhoar.org

Follow: <https://www.facebook.com/groups/nchoareform>

Subject: New contact form message for NC Citizens For HOA Reform via from the hoa trenches
Date: Monday, January 22, 2024 at 4:49:03 PM Eastern Standard Time
From: Betsy
To: NC Citizens.For HOA Reform

NC Citizens For HOA Reform has received a new message.

Reply to Conversation 

Name

Betsy

Email

Abcdestates@hotmail.com

My story:

All hoa's need to be disband!! My hoa doesn't need 100% of votes, they only need votes received! This is not ok! The budget never tells us how much money is going into the bank as savings!!! Most of the time we have no idea how much is in the bank! They have listed on our budget pest control and that has been listed for years, just found out we don't have pest control we have termite control, that's totally different!! The board can make decisions about things being done without any input from homeowners meanwhile it's our money paying for this stuff to be done! For example they decided to redo all of our plants in 2015 that cost 35,000 dollars, and they decided to do that again this year 2024 for the cost of 25,000 thousand dollars, the home owners had no say in this at all!!! The development was started in 2001, so there was no need to redo it in 2015 and now they aren't even 10 years old! Also I have asked in the past to see receipts of what they were actually spending and I was told no! I have that in e mail! Again it's my money, why can't I see what's being spent?? My hoa dues keep going up every year but they aren't doing anything for the homeowners! We have a pool and that's all we can use! Our tot lot isn't up to code so they don't fix or replace toys! So what am I paying for!! I would pay a whole lot less if I had a pool in my back yard!! I think the towns should take over the common areas and that should come out of our taxes and have no more hoa's!

Device

mobile


Language

en-US

Submitted_from

Subject: New contact form message for NC Citizens For HOA Reform via from the hoa trenches
Date: Monday, January 22, 2024 at 2:21:58 PM Eastern Standard Time
From: Al Srebnick
To: NC Citizens For HOA Reform

NC Citizens For HOA Reform has received a new message.

Reply to Conversation 

Name

Al Srebnick

Email

Shrub7@aol.com

My story:

Hello, My story: I am a 100% percent Disabled Veteran who has had no access to his home for over five years because the HOA has failed to fix their contractual (by the bylaws) obligated parts of my Condo. An engineer report was generated depicting that the floors in my unit are structurally deficient as is the foundation. I have no legal right to fix the unit as the necessary repairs involve areas that do not belong to me as this is a Condo. The HOA went into my unit without permission and threw out my refrigerator, my stove, my kitchen cabinets, my sink, my microwave, my dishwasher, my dryer, and my washing machine. This still has not been replaced. I have contacted everybody, the City Attorney, the Mayor, the City Counsel and no one will help me. The City of Raleigh has condemned the unit. I was told by the City of Raleigh Housing Inspector that my unit is not the only one with structural deficiencies. I have paid my dues of over \$287 each month, over 17K to date to the HOA and I do not get any enjoyment of my unit. The HOA has even written me violation notices. One of the notices were for a window blind violation in the kitchen. The kitchen did not have a floor as the HOA tore the floor up and all their was was beams, yet they sent me a violation. Prior to reaching out to the HOA for repair help, my unit was livable and what they have done is horrid.
B/r, Al Srebnick

Device

desktop

Language

en-US

Submitted_from

From the hoa trenches

Subject: New contact form message for NC Citizens For HOA Reform via from the hoa trenches

Date: Sunday, January 21, 2024 at 3:31:33 PM Eastern Standard Time

From: Lori Hood

To: NC Citizens For HOA Reform

NC Citizens For HOA Reform has received a new message.

Reply to Conversation 

Name

Lori Hood

Email

scottandlorihood@gmail.com

My story:

We first became suspicious of actions of our HOA board (Dayton Woods Phases II & III HOA) and management company (Community Association Management, Limited) back in December 2020 when an outside developer proposed that we annex his properties into our HOA. The developer initially stated at a meeting that he would establish his own HOA if the annexation did not pass (2/3 vote was necessary per our governing documents). We were disgusted when we found out many months later the way that the annexation had passed. The developer ended up casing our neighborhood with ballots (he was not an HOA member and had no rights in our community at the time) and spread false information to select individual members so they would vote yes. Keep in mind that his properties included 2 detention ponds, which members were unaware are costly to maintain (and now our responsibility). The way this vote was conducted was a complete violation of our bylaws not to mention the fiduciary duties of our board members. It turns out that the management company used the developer's attorney to complete the process. Since then, the same board members keep getting reelected despite the fact that they do not follow our bylaws and selectively enforce our covenants. Members like us that speak out are put down, ignored, told to move, told to hire a lawyer. It's disgraceful and truly opened our eyes as to how vulnerable individual homeowners can be in a rogue HOA community. We even brought this to the attention of CAI, but they blew it off. And now, for the latest "scandal": Back in December 2022, we questioned a charge on our financial statements to Duke Energy for several thousand dollars because residents pay for the streetlights in our community, and the HOA should have no involvement whatsoever. Again, we were initially blown off. The board finally feeds the community a narrative many months later (after a member's call to the sheriff's department) that Duke Energy threatened to cut off our street lights if these payments were not made, but they refuse to release the invoices to give their story

My wife and I purchased a single family home (February 2022) in a community called Magnolia Cove located in Sherrills Ford. The community when completed will be 80 single family homes. The developer is Aaron Guess (Story Homes). The development was originally advertised as an ownership community but the developer has changed that to a rental community. Phase #2 which is still under construction, will be all rentals plus many of the phase one homes have already become rentals.

The HOA is managed by and controlled by Aaron Guess (the developer). Aaron Guess, his girl friend and an employee of Story Homes, are the Board of Directors of the HOA. There has never been an HOA meeting, which included the homeowners. None of the homeowners are included in the HOA Board of Directors. There has never been an opportunity to provide any input into the development. A true dictatorship! Real operating budgets and accountability for any and all expenses have never been provided to the homeowners.

The community, in its selling brochures and videos, offered a community swimming pool, cabanas, centralized mail boxes and lawn care maintenance all to be managed by the HOA.

- I travel to the Sherrills Ford post office 3 times a week to pick-up my mail. I've attempted to get the post office in Sherrills Ford to intercede but they refuse. I've contacted Washington D.C. and they have proven to be useless. In fact, they threatened the local Post Master with termination if she was to get involved in resolving our lack of mail delivery service.
- The development is almost 3 years old and the pool was never built and is no longer included in the sales materials (bait & switch).
- In 2023, my lawn was cut only 4 times by Mr. Guess' random lawn cutting services. I purchased a lawn mower and employ a lawn service to treat and maintain my own lawn.

I was paying a HOA monthly fee of \$158.00. Effectively January 1st 2024, the fee was hugely increased to \$350 per month. Again, there is no accountability for any of the monies paid and nominal services are being performed. If we withhold payment, we are hit with fines and threats of liens and foreclosure.


To say the least, I am frustrated. I have contacted the NC DOJ, NC Secretary of State, NC Consumer Affairs, Catawba County Officials, NC Senators and many Assembly members. No one in the State or County wants to get involved. It seems like the "good ole boy network" in NC is alive and well North Carolina. Prove me wrong.

I urge your involvement and to create an agency in the State of N.C. to get involved and to hold crooks like Aaron Guess accountable.

Respectfully
Steven Menson
6683 Loebner Court

Subject: New contact form message for NC Citizens For HOA Reform via from the hoa trenches
Date: Friday, January 19, 2024 at 11:09:59 AM Eastern Standard Time
From: Florentina Rossell
To: NC Citizens For HOA Reform

NC Citizens For HOA Reform has received a new message.

Reply to Conversation 

Name

Florentina Rossell

Email

frossell@icloud.com

My story:

We live in an HOA within the Chantilly neighborhood. The HOA was marketed to have a private access to the Sanctuary Park and greenway; which was also part of how the Developer (our Declarant – aka GOODE PROPERTIES) presented to the county to get its development permit. The HOA development was completed in Sept 2022 (last lot sold). There are 3 parcels which makes up 80% of our HOA common areas. GOODE is holding the title to these 3 parcels so that the it can profit from the fee simple sale of the common areas to Meck Park & Rec for its Briar Creek Extension project. Since GOODE is the “owner” of the title to our common areas, GOODE will be the sole negotiator and benefactor of any monetary transaction – not the HOA. The HOA Board Treasurer will not challenge GOODE. Prior to resigning from the BOD (due to the hypocrisy of the other BOD Members), I managed to bring forth a vote to the assembled members to not approve the Declarant from conveying portions o our common areas – 80% of member approval was not obtained. GOODE still refuses to transfer the title of the common areas even though its “Special Declarant Rights” have expired and its support from the current BOD members. As an individual member, I need 75% of members to challenge a claim against GOODE to overturn the BOD. This is an impossible feat – any insights or suggestions are greatly appreciated.

Device

desktop

Language

en-US


Submitted_from

From the hoa trenches

Tuesday, January 23, 2024 at 11:22:49 Eastern Standard Time

Subject: New contact form message for NC Citizens For HOA Reform via Contact Us
Date: Monday, January 15, 2024 at 11:41:34 PM Eastern Standard Time
From: L Craig Schaeffer
To: NC Citizens For HOA Reform

NC Citizens For HOA Reform has received a new message.

Reply to Conversation 

Name

L Craig Schaeffer

Email

cjschaeffer@windstream.net

Message

Transparency and fiduciary accountability!!!! I'm a past HOA president for a 158 Villa Community and a past ACC Chairman for a 312 Trotter home community. I have observed transparency abuse and covenant abuse from a past HOA board led by several board members with private agendas with disregard to what the majority of members wanted. Unfortunately the Covenants were not updated to limit the board member spending limit. Basically there needs to be caps on spending. There should be legislation to limit boards based on levels of spending without a majority vote.

Device

desktop

Language

en-US

Submitted from


F legislative initiatives for hoa reform

This message came from your contact form, [NC Citizens For HOA Reform](#)

Tuesday, January 23, 2024 at 11:21:56 Eastern Standard Time

Subject: New contact form message for NC Citizens For HOA Reform via from the hoa trenches
Date: Sunday, January 14, 2024 at 5:41:35 PM Eastern Standard Time
From: Claire Pfeffer
To: NC Citizens For HOA Reform

NC Citizens For HOA Reform has received a new message.

Reply to Conversation 

Name

Claire Pfeffer

Email

albertochile42@gmail.com

My story:

The "volunteer" position of HOA Architectural Committee (Frank Green) creates/enforces rules and regulations at will. In my situation, I own a vacant lot on Sawgrass Cove within the golf course. A neighbor "was given permission" by another HOA Architectural committee member to cut down trees on my property. A landscaping crew was hired by the neighbor (8:00 am on the Sunday before Thanksgiving). My property is posted with private property signs. I am in a civil lawsuit with the HOA and the homeowner. At my expense, I had the property surveyed and the stakes were removed from the property. Again, I paid to have the survey re-done. I am in litigation with these people.

Device

desktop

Language

en-US


Submitted from

From the hoa trenches

This message came from your contact form, [NC Citizens For HOA Reform](#)

Subject: New contact form message for NC Citizens For HOA Reform via from the hoa trenches
Date: Tuesday, January 9, 2024 at 4:09:21 PM Eastern Standard Time
From: Faith Sorensen
To: NC Citizens For HOA Reform

NC Citizens For HOA Reform has received a new message.

Reply to Conversation 

Name

Faith Sorensen

Email

carlfaithsorensen@yahoo.com

My story:

We bought land in our community back in 2005, the realtor Kelly Roberts from Coldwell Bank in Murphy, NC informed us that we had a HOA, but, it was very small and the rules were very limited. We asked if we could have horses, and we were told yes. When we started to clear our property we ran into several individuals that asked if we had permission to build and clear. This should have been our first clue. The covents were written back in 1988 by the developer of the community. They were very basic with no trailers, having to build a dwelling over 600 sq ft on the bottom and dues \$50 a year. When the developer sold his home and moved another individual moved in and decided that we could not have horses or any farm animals because they attracted flies, raised the dues up to \$150 a year and made a leash law. He did this on his own, no lawyers anything. When we were building our home, we built a 2-story 4300 sq foot cape cod modular home. This started the war. We then got permission to put up a fence, 3 rail horse fence around our entire 1.57 acres. When we started putting it up, our neighbor across the road decided that she didn't like it because they couldn't come on our property whenever they wanted. We had no trespassing signs and purple paint. They lied to the homeowners most of whom were part-timers stating that we were off the easement and building our fence in the middle of the road (we have copies of emails) and that it was going to impeded upon emergency vehicles and that they would not be able to get to the back of the neighborhood because our fence was blocking their passage. The vice president (not elected but appointed by the president who was appointed) came over to our home with her husband, told us they wanted to talk to us about the fence and get it straightened out, we let them in our home. She then proceeded to yell and scream at me and threaten me in my home, my husband escorted them out of the home. They sent people out to scare us out of the neighborhood, threaten us with physical violence and proceed to yell and scream at us on a daily basis. My husband has PTSD and is a disabled veteran

they knew this and would do everything they could to harass him on a daily basis. Driving their 4-wheelers by over and over again (we counted 25 times in 2 hours) Yell and scream and cuse at us, flipping us off and throwing stuff in our yard. We filed reports with the sheriffs office they did not help. The HOA sued us for the fence, trying to charge us \$28,000 in fines. We had our property surveyed before the fence went in, we had to move 1 post 1/4" back! We had to give up part of our property, but we did not have to pay a fine or move anything else. They were told to leave us alone and stay away from us. We had to press trespassing charges on the HOA Vice President for trespassing and trying to ripe out our fence post. They also, came on our land and tore out a gravity fed well on the tip of our property and tried to make us share our well with the neighbor who started all of this because they didn't have a working well. The lawmakers in Cherokee County are corrupt and there is only one lawyer who works with hoa's. He almost lost his license to practice due to making up lies and trying to take people's homes. Our HOA has made up rules, with no backing and then pressed them upon people. They have threatened liens if they don't pay assessments for our lawsuit (happened in 2010). The covents expired in 2018 and they forged people's names to extend them. The lawyers involved including ours, informed us that the reason we won, is because it was his turn to win a case and that the president of the HOA told the judge and our lawyer that she wasn't going to answer his questions, because she didn't want to. To this day, they refuse to do an audit, they use the monies for whatever they want and will not let anyone see the actual books. They make up the books that they want you to see and show you them. (This was proven by individuals who were actually on the board) We were given files that prove harrassment, slander, theft and embezzlement, however we can not find a single attorney in the surrounding area that will do anything about this at all.

Device
desktop

Language
en-US

Submitted_from
From the hoa trenches

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