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So! - what should you ask a prospective Board Member?

If he/she was on the Board;

Q; "Did you vote for the \$200,000 increase in the Management Fee?" (see chart on page 2)

Q: "Can you justify this increase?"

If he/she did not vote for it, or, were not on the Board;

Q; "Would you be active in renegotiating the Management Contract?"

We need to find Nominees who are willing to stand up against questionable practices by the General Manager, and understand why our assessment continue to increase in such large amounts.

Voices on the Street

Individuals are identified by initials only for fear of reprisal by their Boards &/or General Manager.

It seems that the loyalty of Directors is toward the Managing Agent rather than to the residents. Is it wise or merely expedient to ask Mr. Johns for his opinion rather than researching the topic beforehand?

MG Third Mutual

What evidence is there the Boards enforce governing documents such as Articles of Incorporation, CC&Rs and the Davis Stirling Act?

RLD United Mutual

How much attention should the Boards give to the

requests of the Management Company over the requests from resident? Who comes first.

BN Third Mutual

Anti-fraud policies need to exist in both profit and non-profit organizations. Should not our Boards establish avenues for residents to report perceived wrong doing and should not PCM establish procedures for their employees to voice concerns about fraud?

RES United Mutual

The RV meeting on July 10th affirmed that the residents focus on many matters of utmost interest, ie, the need for outside monitoring of the upcoming elections, PCM's so-called employee incentive plans, and the rationale behind decisions made about landscaping. Yes, we can address the larger issues, discover what it is that we DON'T know, become informed and work toward solutions. I am eagerly looking forward to upcoming Voice meetings with attorney Steve Rice and OC Sheriff, Sandra Hutchens.

DCL Third Mutual

Was the employee incentive plan benefitting PCM workers withdrawn as reported in Third Mutual, or is it still in effect in United Mutual and GRF?

CB United Mutual

Since the IRS Code 4958 states that a non-profit corporation should not issue credit cards to a for-profit (PCM), why do the Boards still give credit card privileges to the General Manager

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