

lies immediately! No response from them.

### **The Laundry List of Important Issues:**

1) **Regulatory Agreement:** In October 2009, our Hud Loan will be paid in full, therefore our protection will be gone. What has this board done to assure that our Regulatory Agreement is updated and will continue to protect us from outside sources that would attempt to take our property for Re-development!

2) **Rising Monthly Assessments:** If PCM has saved us \$31 million dollars in the last years, how come our monthly assessments continue to go up?

3) **The Illegal Transfer Fee:** Hiring a lobbyist to go to Sacramento to overturn an Illegal tax on every resident that sells their manor. PCM conducted a poll of other HOA's and the vast majority were against supporting this proposal. The cost could be as much as \$5,000.00 per manor sale we would have to pay! One GRF director is proposing this outrageous expenditure because he states, this is a good way to generate more revenue. My advice to GRF directors, Learn To Operate Within Your Budget, and Stop Looking for More Ways To Take Our Money From Us! Shame On You Bob Hatch.

4) **We have no Fair, Honest and Open Communication** with our directors. They see us as the enemy. They reject any suggestions, refuse to answer any questions, make no attempt to listen and communicate with us. They would rather sit back make accusations, and call us names. How can they expect to unite this community? Residents Voice has not divided our community, the majority of directors on United, GRF and Third Mutual board have.

5) **Fiduciary Responsibility:** The management agreement states that we will pay for Any, and All Costs Incurred By PCM! That needs to be deleted from any and all management agreements immediately! This is not performing Fiduciary Responsibility! The directors need to fully understand what these words mean, and put them into action.

6) **Disenfranchising Residents:** By preventing Mike Curtis from performing the duties that we expect of him, the United Board is not allowing a substantial group of residents from being represented.

7) **The Mysterious Bonus Incentive Plan:** This is \$5.4 million dollars of our money that was taken without our knowledge, vote or consent, by PCM. This is a plan that was devised in secret without approval or knowledge or vote of the boards of directors at large. This secret Bonus Incentive Plan dates back to 1996, is there more money involved in this plan we don't know about?

Since this plan became public knowledge in 2006, PCM general manager Milton Johns, has stated publicly that the directors of the boards had knowledge, and had authorized the Bonus Incentive Plan. Johns went on to say that the plan appeared in the management contracts as well, it was not a secret. Looking back at the minutes of previous meetings since 1992, there is no written mention of any "Bonus Incentive Plan." When this became a hot topic item, a former GRF director spoke at a board meeting, and said that he never knew, heard of, discussed, or authorized a "Bonus Incentive Plan," and he defied anyone to prove differently.

Former United president Ray Barrett, didn't know about the plan, neither did former United Treasurer Connie Grundke, or former United directors Kay Margason, and June Todd.

Former and present directors that claim they knew all along, are former GRF president, and presently GRF treasurer, Bob Miller says he knew from the beginning about the Bonus Plan, and that it was authorized by the boards. United director Linda Wilson, says she has known about the plan all along, and supports it. Former GRF treasurer and Third Mutual president Richard Moos stated at the Third Mutual board meeting today, July 21, 2009 that he has always known about the Bonus Incentive Plan.

If all of you knew and approved this secret plan without declaring this information to all the directors of all the boards, then you're Either Lying, OR YOU'RE COMPLICIT ! Neither option is very savory.

Pamela Grundke