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TO: Parc La Quinta HOA Membership

Dear HOA Members,

I was asked by similarly concerned homeowners to describe my recent involvement and provide an answer in this forum as to; “why would you care about this now?”

If I may provide a bit of background; I have over 20 years of Real Estate development experience. I was involved previously with PLQ from 2006-2008, spearheading the revisions for our governing documents. However, due to ever-increasing frustration with some of the Board members and their dismissal of my pro bono consulting work, drove me towards more important pursuits. I left my role with the admonishment that these are ‘living documents’ and that in the years to come, they will require routine review and revision to suit the ever-evolving needs of the HOA.

Years went by – and I was hoping against hope that any Board actions would not be too detrimental to the community and to our home values. Like many of us, despite the rebuffs to my expressing complaints and recommendations to the Board, I continued to turn a blind eye to the Board’s governance and lack-luster management from Mr. Schuknecht and others.

It was only until very recently when other homeowners approached me to re-enter this quagmire in an effort to at least identify the core issues plaguing our development and, perhaps with a bit of hard work, right this sinking ship.

Based upon my recent investigations and due-diligence, I have found that the core issue is, the Board itself.

Since early this year, I have uncovered not only gross mismanagement, but what appears to be willful negligence, absence of fiduciary duty and transparency and some would say, a complete disregard for the corporate positions the Board holds. I think in totality, this represents abuse of trust that we, the HOA members, (and as shareholders in a Mutual Benefit Corporation), place in them.

Thus, I can no longer turn a blind eye to the way our Board is treating the PLQ Membership.

Please understand, my investigations are not personally driven and be assured, that I have no malice nor vindictiveness towards any of the Board members in the past, or towards those currently serving.

However, the results of my investigations will speak for themselves; there is incompetence at nearly every level; from poorly kept minutes and records, to corporate conduct, to ill-conceived planning and poor execution of many important agenda items.

Again, this is not about the personalities involved, this is only about competency, effectiveness and respect for the positions held.

While long overdue – it's time to rectify the situation, without fail or delay. I, along with other concerned homeowners of PLQ will take whatever steps are necessary to affect that change.

Thank you for reading.

Sincerely yours,

Richard D. Holub

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