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Fellow Homeowners:

On May 4, 2026 our Board responded to some issues that have been raised by members over the last month concerning the Board's mis-management of our HOA. The issues raised are not about misconceptions or rumors. They are about serious failings of our Board and in many cases illegal acts.

Let's look at the Board's responses to issues raised by members. We want to ensure everyone has the correct facts and not mis-information from our Board.

Please note that when references are cited they are directly from our governing documents, the California Corporations Code, the Davis-Stirling Act and Roberts Rules of Order. The Board, in its letter to members, does not cite our governing documents, California Code, the Davis-Stirling Act or Roberts Rules of Order, but instead relies on an "Idiot's Guide", their attorney and vaguely crafted and non-applicable explanations.

- 1) The Board claims that it acts in good faith and in the best interest of the community and makes reasonable inquiry when faced to make a decision on behalf of the community. Let's use the recent parking enforcement as an example. Our CC&Rs (Section 5.8.4) allows on street parking for 24 hours. **Where is the "good faith, best interest and reasonable inquiry" in taking away a basic property right enshrined in our CC&Rs?**
- 2) The Board prioritizes transparency and encourages you to read the approved minutes on the PPM portal but where are the approved and certified minutes? **The minutes are not certified as being the "true and correct records".**
- 3) "Increases in HOA fees have become more frequent..." Where did this statement come from? **The question asked was if anyone had seen any tangible improvements on how the increases totaling \$98,000 in 3 years were used.**
- 4) Signing of Minutes Misinformation: "...signed Minutes without the personal knowledge of their accuracy. " **The undisputed point is that the person signing the minutes 3 years after the fact can NOT know what they sign.**
- 5) The Board falsely states "While there is no requirement the Board meeting minutes be signed, they do get signed, just not always right away". **Not true**, CA Corporations Code ARTICLE 1. General Provisions [7215] requires **"certified to be a true copy" which means signed.**

- 6) Minutes Misinformation: "...the Board voted unanimously to approve the last meeting minutes knowing they are not accurate by not including the discussion that caused the motion to be tabled for approval of the wall improvements." "The Board does not produce accurate meeting minutes..." **The Motion made was required to be recorded.**
- 7) Facts per the Association's attorney: The minutes reflect action Board business only, and do not include Member comments as they are "business records" to show what the **Board took action** Minutes should serve no other purpose and should not include information that is not a business record. **True as to member comments, but the Motion by a Board member is a record of action and a business record that must be recorded.**
- 8) Prior Meeting Minutes Misinformation: "... signing Meeting Minutes dating back to 2023 without the personal knowledge of their being accurate ..." Facts: Per Davis-Stirling "Approving Old Minutes. According to Attorney-Parliamentarian Jim Slaughter, author of The Complete Idiot's Guide to Parliamentary Procedure, directors who were not present at the meeting for which minutes are being approved (or even on the board when the meeting occurred) can approve the minutes. The association has a continuing legal existence, even if specific members come and go over time. Accordingly, the new board can approve the minutes of a prior board." The proceeding months minutes confirmed they were approved so there is nothing wrong with this. **But, misdirect and incorrect quote aside, there is no record that what is being certified is actually the correct minutes after 3 years.**
- 9) Perimeter Wall Smooth Coating Misinformation: "Additionally, it was concerning that while pressing ahead, they did not satisfactorily address how they (the Board) intended to fund those capital improvements." Facts: During the April 21, 2026 Board Meeting, the board noted that if approved, the work would be paid with reserve funds. There would not be an assessment. **Section 3.12 of our Bylaws expressly prohibit the use of reserve funds for Capital improvements. Per IRS guidelines this is a capital improvement. Should we be concerned that the Board is using funds illegally?**
- 10) "Spending funds over their legal limits on Capital Improvements without the required membership approval," **True fact.** The current board has not made any capital improvements without membership approval. **NOT True, look at the current entry wall improvements that does not have member approval.** The Board of Directors is sending out a ballot shortly so that the Members can vote on whether to approve a project that would smooth coat the perimeter wall so that the entire wall is smooth coated and not just a part of the wall. **Yes but without a verified scope of work, budget or source of funding.**

The Board encourages all residents to contact the management office directly if they have questions about upcoming projects rather than relying on other's interpretations and rumors.

That sounds good except the Board doesn't provide complete, accurate or honest information through the management office.

If the Board had any basis or factual information disproving anything pointed out above, they would have cited the information. Every legal requirement is cited backing the rebuttal information whereas the Board cites **NONE**. We welcome the Board to look at this disparity and then look again at their responses. What is presented here is factual, documented and not rumor nor misrepresented.

Another member and former Board member of our community has started a recall petition to recall of the entire Board for its gross mismanagement. After reading the Board's disingenuous and unsubstantiated responses to legitimate questions I will support the recall.

You may want to consider supporting the recall to put some responsibility and honesty back in our Board. It's costing us in wasted HOA fees and in diminished home values.

Thank you and if you have any questions or comments, please feel free to email me.

KC Wilson