

Memorandum

June 29, 2018

Subject: Board Petition Response

To: Refuge at Whitehall Residence

The current Refuge of Whitehall board has reviewed the HOA Petition for a Special Meeting dated November 7, 2016 and the HOA Special meeting minutes 20161215 to ensure all items were addressed and closed.

The petition was to address the questionable leadership and the failure of the HOA Board of Directors to manage and administer the Refuge of Whitehall Home Owners Association in accordance with the Declaration of Covenants and Restrictions (CR) for the Refuge at Whitehall and Provisions and By-Law of the Refuge at Whitehall Owners Association and Roberts Rules of Orders with transparency, accountability and responsiveness. The main question of the petition was "*Is it time for a change in the board to facilitate responsiveness to HOA owners with good processes, accountability, transparency and adherence to good governance?*". From the HOA Special Meeting Minutes 20161215 the question was answered "*A motion was made from the floor that the current Board stay in place with the provision that better communication with residents as discussed and agreed to at this meeting be accomplished. The motion was seconded by John Thompson. All agreed as amended.*"

In our opinion the petition was addressed and closed; however, the examples cited for merit of the meeting are still of concern. The current board were not severing during the time in question so we do not have all the answers on how decisions were derived or funds approved for expenditure. It is the current boards opinion the requirements for proper documentation were not adhered to and did not follow procedures outlined in the Declaration of Covenants and Restrictions (CR) for the Refuge at Whitehall and Provisions and By-Law of the Refuge at Whitehall Owners Association and Roberts Rules of Orders.

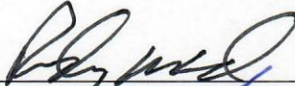
To ensure the success of the Refuge at Whitehall Owners Association going forward, the 2018 HAO Board has taken the following steps:

1. The Board has committed to adhering to the ***Declaration of Covenants and Restrictions (CR) for the Refuge at Whitehall and Provisions and By-Law of the Refuge at Whitehall Owners Association and Roberts Rules of Orders*** with transparency, accountability and responsiveness.
2. Completed initial board training at our first meeting on February 27, 2018. The board reviewed the responsibilities for each officer as outlined in the ***Declaration of Covenants and Restrictions (CR) for the Refuge at Whitehall and Provisions and By-Law of the Refuge at Whitehall Owners Association***. Each board member was given a copy of the Roberts Rule of Order and was reviewed for the proper use during meetings. It was

emphasized that all board decisions will follow the process and documented in the HOA meeting minutes.

3. The board is committed to developing The HOA Board Member Handbook. This handbook will be a tool for a new board member to understand their responsibilities and processes to guide their actions.

We the undersigned agree with the opinion and steps outlined in this document and agree to the best of our abilities to abide by them.



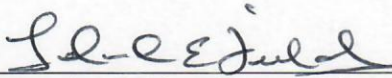
Rodney McLeod, President



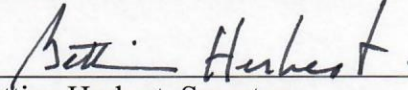
Craig Nied, Treasurer



Mark Palmer, ARB Chairman

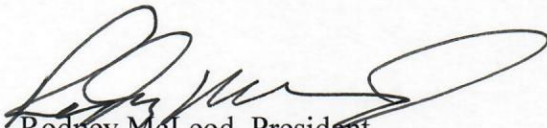


Woody Fields, Vice President



Bettina Herbert, Secretary

Questions concerning this memo should be addressed to the Refuge at Whitehall Owners Association Board email at board@refugeatwhithall.org or one of the board member directly.


Rodney McLeod, President
Refuge at Whitehall Owners Association