June 4, 2010 - Memorandum – WLPP - The areas of dispute include:

- General HOA management practices and processes in accordance with the documents that established the Watkins Farm HOA.
  - To include but not limited to:

Articles of Incorporation	Inspection and Copying of Association Records
Bylaws	Covenant Violation Form
Declaration of Covenants	Covenant and Rule Enforcement
Water Decree	Dispute Resolution

- ARC Committee Process to Include the standing ARC Appeal.
  Standing ARC Appeal - 763 Kio Court - Thorpe

Previous Board:	**ARC Committee:**	**Current Board:**
Graham Vincent	Dave Tourtelot	Bob Essek
Dave Tourtelot	Randy Owens	Lori Hasty
Sheila Becker	Warren Wolf	Lacie Pachas
Marcie Thorpe	Gerald James	
Lacie Pachas	Marty Srodawa	

- Covenant Enforcement to include potential clarifications.
  Outstanding covenant violations - Preece and Thorpe.
  Clarifications: **Previous Board:** Graham Vincent
  Dave Tourtelot
  Sheila Becker
  Marcie Thorpe
  Lacie Pachas
- Record Keeping to Include:
  - HOA Meeting minutes
  - Financial Reporting and Account Management (Pepe as signatory?).
  - Water reporting and community adherence to the Watkins Farm Water Decree.
  - Community wide distribution and availability of HOA Communications and documentation.
  - ARC Documentation
  - Website Management.

Access to the Community Website maintained by the HOA Board is available at www.watkinsfarmcommunity.org .

Access to the Watkins Farm Involved website is available at www.watkinsfarminvolved.org. Please note that a current regularly updated replica of the community website is available via the Watkins Farm Involved (WFI) website. Additionally, the Watkins Farm Involved web presence includes a discussion forum available to all residents for participation and review. It is recommended that a thorough review of the WFI website and forum will provide useful insight to the current state of affairs concerning the HOA.

Below find an Event Timeline detailing specific interactions between the Board and WFI (Terry Lewand/Greg Lewallen).

Watkins Farm HOA Event Timeline

1. 04/2008 - Lewand joins Board.
   a. Existing Board Members - Rich Pepe, Graham Vincent, Sheila Becker, Dave Torutelot.
   b. Lewand establishes central email presence for the Board to provide community access.
2. 05/2008 - Mailbox discussion/disagreement. (Pepe)
3. 06/2008 - State Water Reporting dispute. (Pepe)
4. 07/2008 - HOA Community Meeting - Central discussion Management Company or Self-Managed HOA.
5. 12/2009 - First Community wide mail-in Ballot for Board Members.
6. 01/2009 - Lewallen and Lewand elected to the Board.
   a. Join Graham Vincent, Dave Tourtelot, and Sheila Becker as members of the board.
   b. Rich Pepe leaves the board.
7. 02/2009 - Williams/Gillespie/LaFontaine Motorcycle issue mediation.
8. 03/2009 - Website launched, PowerPoint HOA Board Commitment presentation developed and delivered at HOA General Membership meeting. (Lewallen and Lewand)
   a. Website - www.watkinsfarmcommunity.org - established a single community reference source for all documentation associated with the process and procedures regarding HOA management.
9. 03/2009 - Srodowa Outbuilding ARC Submittal.
   a. Srodowa's retain Attorney.
   b. Board responses prepared by Lewallen and Lewand.
10. 03 - 05/2009 - Vincent withdraws from board activity.
11. 03/2009 - HOA Community Meeting - motion to draft covenant clarifications - ARC Committee to prepare.
    a. Minimum landscaping requirements.
    b. Vehicle Parking and Screening
    c. Outbuilding
12. 05/2009 - ARC Committee fails to draft clarifications - Lewand and Lewallen draft clarifications and meet with ARC.
13. 05/2009 - Board Meeting Vincent criticizes Lewand and Lewallen and admits he had gone to community members individually undermining the board.
14. 06/2009 - Mail-in Ballot for Manage Company vs. Self Managed HOA.
    a. Self-Management continues.
15. 06/2009 - Lewand and Lewallen resign board.
16. 08/2009 - Mail-in Ballot Board member replacement + Covenant Clarifications.
    a. Covenant Clarifications abandoned by board.
    b. Marcie Thorpe and Lacie Pachas elected to board.
    c. McMillian's express written concern to Board with Thorpe joining Board due to ongoing litigation between them and Thorpe's.
17. 08/2009 - Watkins Farm Involved - www.watkinsfarminvolved.org - launched. Reasons include:
    a. Board inactivity.
    b. Lack of property maintenance.
    c. Board's abandoning of covenant clarification and enforcement.
    d. Website broken, unmaintained, and remains a community expense.
18. 09/2009 - WFI (Watkins Farm Involved) send email requesting information on board direction. (* Provided as separate attachment)
    a. 09/02/2009 - WFI emails Board with questions regarding community direction.
    b. 09/17/2009 - Board responds - community direction remains unclear.
    c. 09/22/2009 - WFI announced in a community email to HOA membership.

19. 09 -10/2009 WFI organizes 6 weekends of community work activities.
20. 10/2009 Thorpe's ARC submittal is presented. Asked by ARC not to proceed with work and attend 10/27 ARC meeting to discuss. (Note: Marcie Thorpe is a sitting Board member)
    a. 10/25/2009 - Thorpe's proceed without ARC approval ignoring committee direction not to move forward.
    b. 10/27/2009 - ARC meets with Thorpe in attendance.
    c. 10/27/2009 - Covenant Violation submitted.
    d. 10/28/2009 - Monthly Board Meeting - ARC Committee Chairperson Tourtelot is questioned regarding the Thorpe property and states that there is ongoing dialogue within the ARC as to the final disposition of the submittal.
    e. 11/4/2009 - HOA general membership meeting Tourtelot states that an ARC submittal was approved without a specific reference to the submittal being the Thorpe's and the procedural issues. Exception taken from the floor by Lewand. When asked if work proceeded without ARC approval - Several board members were concerned with how knowledge obtained rather than the procedural issue.
    f. 11/5/2009 - ARC Appeal submitted by Lewand and Lewallen.
    g. All supporting documentation for the above is available at http://www.watkinsfarminvolved.org/hot_topics.html .
21. 11/2009 - Activity
    a. Nominations for 3 expiring Board positions taken.
    b. Ballot prepared and sent.
    c. 11/17/2009 - WFI hosts Board Nominee discussion.
22. 12/2009 - Board Election Results
    a. Graham Vincent, Dave Tourtelot, & Sheila Becker leave Board.
    b. Bob Essek, Pam Vincent, and Lori Hasty elected to Board.
23. 01/2010 - Activity
    a. 01/272010 - Board Meeting - ARC to be disbanded and reformed. Lewand and Lewallen inquire as to status of ARC appeal - Board states that will respond once they transition into their new roles.
    b. Lewand prepares email to community with PDF's of proposed budget and bank statements.
24. 02/2010 - Activity
    a. Pam Vincent resigns from Board.
    b. 02/24/2010 - Board Meeting - Lewand and Lewallen inquire as to status of ARC appeal - Board states they are not prepared to respond.
25. 03/2010 - Activity
    a. Marcie Thorpe resigns from board.
    b. 03/25/2010 - Written response from Board to ARC Appeal
    c. 03/29/2010 - WFI written reply to Board response.
    d. 03/31/2010 - Board Meeting
26. 04/2010 - Activity
    a. Ballot sent for replacement of Thorpe and Vincent vacancies to include a Draft of the 3/31 meeting minutes which include a passing reference to the ARC Appeal.
    b. WFI (Lewand and Lewallen) send the "Points of Order" email with content for amending the 3/31/2010 minutes to include a detailed account of ARC Appeal activity. (* Provided as separate attachment)
    c. 04/28/2010 - Board Meeting

To date the draft meeting minutes for the 3/31 meeting have not been read and approved and no draft meeting minutes have been distributed for the 4/28 meeting.