

The purpose of establishing this Website is to communicate with the majority of Slaton Manor homeowners who have become increasingly frustrated and concerned with the *lack of transparency from the Slaton Manor Board of Directors for more than two years.*

The members of both the 2018 and 2019 Board repeatedly ignored requests for more open communication and the 2019 and to date the 2020 Board members have ignored questions regarding Slaton's finances.

No one has said that maintenance does not need to be done! In fact everyone seems to be in agreement that all systems need repair or replacement. Those interior building systems needing attention include elevators, boiler, chiller, water pipes, electrical (upgrades) and mold abatement in (at least) the basement areas; the exterior areas that need repair include the panels, driveway paving, and the garage gates.

Panels have been buckling for twenty-five years or more and have been monitored by maintenance and management staff and Board members and non-Board member residents. (If a panel beside your window begins to buckle, watch your window frame for signs of buckling, too.) For years, panels have been replaced on an as-need basis.

There was a written maintenance plan for the boiler/chiller established by Roberts Engineering and set in place by previous Boards. The elevators were revamped about a dozen years ago when Today American/Associate was the management company.

During 2018, Lance Kern was president of the Board and Patrick McClanahan was treasurer. At the annual meeting in December of 2018, Board members announced that Slaton Manor's financial situation was good and that there would be no raise in HOA fees for 2019. During 2019, Patrick McClanahan was president and Lance Kern was treasurer of the Board and by May of 2019, the Board announced that there would be a large Assessment and an increase in HOA fees to pay for replacing the building panels.

While still trying to get a loan to finance the panel project, the 2019 Board began paying rental fees in excess of \$6,500 per month for the equipment to remove the panels to just sit idle on the property. This is a poor use of Slaton's financial resources and a further example of the **lack of fiduciary responsibility exhibited by the Board.**

Homeowners need to have the **Board answer all financial questions asked and to allow owners to vote on the Assessment. Homeowners also need to vote to change the wording in the By-laws so that neither the current Board nor any future Board can obligate homeowners to a collective debt of more than \$10,000.**