

For months Owners have been requesting information from both Management and Board. To date, this information has not been provided to owners.

Questions:

- Why has Board restricted communication with Owners? Socials, emails, and Town Hall meetings are not a substitute for monthly Open Board Meetings and an available Manager!
- Has any Board member been checking the vendors' and utilities' monthly invoices and comparing them with the paid bills each month?
- Provide Balance Sheets and Income Statements for Slaton Manor from January 2018 through current month – March 2020.
- Did Board seek recommendations from at least three engineering companies, three construction companies, and three financial institutions regarding the panel project? Provide copies of any and all these bids.
- Provide a copy of the engineering determination that an “emergency” exists regarding replacing the building panels.
- Provide information regarding a “comprehensive plan” to address the major systems (Plumbing, Electrical, Elevators, HVAC – Boiler, Chiller) maintenance/repair along with addressing the “Panel Replacement Project” that Board stated it is developing/working on.
- Has Board been actively pursuing anything to re-establish “HUD”? What happened to the Amendment? Without this, potential buyer cannot get government backed loans – Veterans cannot get loans and Slaton Manor owners cannot get reverse mortgages.
- Why did Board allow management company CMA to prepare 2020 Budget and refuse to allow Owners to participate in the Budget preparation meetings?
- What is the justification for a \$25,000 salary increase to Ms. Vaughn, especially since she is seldom in the office or available to address needs of owners or the property? She seems to be out of the office at CMA meetings, Continuing Ed (which is not our responsibility to support), on vacation, or simply gone without explanation. When she is “in the office”, the service window is frequently closed, and she does not respond to owners' attempts to get problems addressed/questions answered.
- Why did Board allow CMA instead of Board to set Ms. Vaughn's salary and increase, which is a clear conflict of interest?
- Why does Slaton Manor pay Ms. Vaughn's salary PLUS a management fee to CMA. This is gauging, inappropriate and possibly illegal.
- Please provide a copy of the detailed billing statements for the law firm representing the Board of Slaton Manor.

The Reserve Study was completed in mid-December 2019.

To date, the Board has refused to share that Reserve Study with Owners. Board Members have cited the need to make some adjustments to the Reserve Study and then have Manager Vaughn summarize the Reserve Study for Owners. Owners are capable of reading and understanding the Reserve Study and do not need Ms. Vaughn or anyone to summarize it.