

Unanswered Questions For Past & Present SCA Directors and Community Managers

Members need to know that the following critical questions have NEVER been answered. It is your hard-earned money being wasted and/or lost. Forget about David and Roz Berman's and Mike Dixon's personal attacks on me and others. Those are designed as distractions. Focus on getting the TRUTH.

For example, try asking the directors the following "Top 10" questions, and share the results with everyone.

1. Why did the 2005-2008 boards fail to collect the \$1.375 million due (tax-free) to our reserves on May '05 from DW/Pulte for the Co-Generation agreement? Who should be held responsible for the loss?
2. Why did our financial records, audit reports and income tax filings fail to include official recognition of the Co-Gen contractual obligation? What audit principles/laws and tax regulations were violated by only carrying the developer's \$1.375 million contract obligation in off-line files? Why were member dues/assessment revenues used to fill up the reserve fund instead of collecting the Co-Gen receivables from Del Webb/Pulte?
3. Why did the 2005-2007 boards fail to collect over \$2 million due in 2005 by DW/Pulte for association and neighborhood reserves? Who should be held responsible for failing to collect the full amount due from Del Webb/Pulte?
4. Why have members been secretly, willfully and illegally over-charged almost \$5 million dollars of surplus assessments from 2002 to 2008? Why have the almost \$5 million of "surplus" dues/assessments that have been accumulated since 2005 not been returned or credited to members as required by law? What is the likelihood that millions are due on back taxes, fines and interest for the years of surplus assessments? Why do the boards refuse to allow members to vote on whether their surplus money is returned or gifted to the IRS?
5. What consideration did the directors receive from Pulte, if any, to compensate for allowing the developer to escape making such a huge payment into our reserves? Why were member dues used to make up for the developer's shortfalls? Could a forensic audit reveal that some directors and/or community managers were compensated in indirect/untraceable ways in return for favoring the developer's interests?
6. Why did the 2006--2008 Boards refuse to poll the members (as required by NV Statutes and SCA CC&Rs) before spending over \$1 million for the gold-plated/unnecessary/unjustified super-greening of Rec. Ctr. 3?
7. Why did the 2007--2009 boards secretly incur massive obligations for additional millions of future investment funds, operating costs and reserve funds to maintain/replace the unjustified "Silver-LEED" greening equipment for Recreation Center 3? Since the association will never show a positive lifecycle return on investment on those greening costs, who besides Del Webb/Pulte benefitted from the decision to go super-green?
8. Why did the 2005-2006 boards fail to effectively administer the trumpets lease and use the power under NV law to collect the monthly rent and catering revenue shares from the original trumpets lessee?
9. Who should be held accountable for the loss of about \$1 Million due to gross negligence on the trumpets lease fiasco between 2005 and 2009? Is it possible that some directors and/or community managers received non-monetary compensations from the lessee or developer during 2005 to 2007?
10. Why did the 2005-2006 board fail to require DW/Pulte to begin construction of the 3rd Recreation Center in 2006 as agreed in the Master Plan update? What types of compensation did the 2006-2007 directors receive

for allowing the two-year construction delays that saved Pulte millions of dollars? Who should be held responsible for the unjustified construction delays and higher costs?

Bottom Line: Past and current directors and community managers have refused to accurately answer the above questions. I believe (as a former board member) that truthful information is NOT forthcoming because they would have to incriminate themselves to tell the truth. So, they just change the subject or launch personal attacks in hopes the diversions work. The only way to solve SCA's conflicts is to elect and/or replace SCA directors with individuals who truly favor homeowner interests over the developer. Failing that, there is no choice but for members to continue to use outside channels to clean up the mess facilitated by the developer. One way or another, the truth will come out.