



Legacy Cove <legacycovehoa@gmail.com>

Legacy Cove HOA Attorney Contact Point

Legacy Cove <legacycovehoa@gmail.com>

Thu, Jan 15, 2015 at 5:37 PM

To: cjt1@yahoo.com

Cc: dkbarfels@hotmail.com, michalicekmanagement@gmail.com, vwerkman@cfu.net, marshallmihm@yahoo.com, "gwendeibler@yahoo.com" <gwendeibler@yahoo.com>, "goodcarole@yahoo.com" <goodcarole@yahoo.com>, "petersen@yahoo.com" <petersen@yahoo.com>, "normaschrandt@hotmail.com" <normaschrandt@hotmail.com>, "davem@martinsonconstruction.com" <davem@martinsonconstruction.com>, "eric.potratz@yahoo.com" <eric.potratz@yahoo.com>, "stilcolorado@yahoo.com" <stilcolorado@yahoo.com>, "buttongal@juno.com" <buttongal@juno.com>, Legacy Cove <legacycovehoa@gmail.com>, Rasing Kathy <krasing@cfu.net>, eek <eek@cfu.net>, Davon <cyberdavon@hotmail.com>, John McDermott <jpmcdproperty@gmail.com>, Lucinda Tabb <cinson6@msn.com>, Howland Nancy <nhowland@cfu.net>, SJ Construction Laura <sjconstinc@mchsi.com>, Meier Ardith <aj.meier@uni.edu>, Marilyn Kohagen <marilynkohagen@gmail.com>, "julie.kleinwort@gmail.com" <julie.kleinwort@gmail.com>, "greengal62@gmail.com" <greengal62@gmail.com>, "sarahlam30@gmail.com" <sarahlam30@gmail.com>, bikewalknature@cfu.net, "jerry.sportscards@gmail.com" <jerry.sportscards@gmail.com>, "ryanhellenthal@msn.com" <ryanhellenthal@msn.com>, "heath.greene@gmail.com" <heath.greene@gmail.com>, "marlenereints@gmail.com" <marlenereints@gmail.com>, "g_l_m@cfu.net" <g_l_m@cfu.net>, "sjbulldog@mchsi.com" <sjbulldog@mchsi.com>, "spc4847@cfu.net" <spc4847@cfu.net>, Gizmo2@mediacombb.net, debeide@yahoo.com, char.bronemann@cfu.net, pjlaing@q.com, lilac5898@aol.com, "dan.rousselow@pepsico.com" <dan.rousselow@pepsico.com>, Barb Kotz <b.kotz@cfu.net>, "lorijo061@hotmail.com" <lorijo061@hotmail.com>, Loren Heeren <lauraheeren@yahoo.com>, bcarter <bcarter@cfu.net>, brad2dbone@cfu.net, "jodi@phiowa.com" <jodi@phiowa.com>, Weichers Carol <carol@weichers.com>, "pd10403@cedarnet.org" <pd10403@cedarnet.org>, "j_carfrae@msn.com" <j_carfrae@msn.com>

CJ,

Thank you for helping to compile a list of emails for current owners at Legacy Cove Condo Association.

Best, Davon Ebert
LCCA HOAP

----- Forwarded message -----

From: **Legacy Cove** <legacycovehoa@gmail.com>

Date: Tue, Jan 13, 2015 at 5:32 PM

Subject: Re: Legacy Cove HOA Attorney Contact Point

To: dkbarfels@hotmail.com, "cinson6@msn.com" <cinson6@msn.com>, John McDermott <jpmcdproperty@gmail.com>, eek@cfu.net, nhowland@cfu.net, krasing@cfu.net

Cc: Davon Ebert <cyberdavon@hotmail.com>

Hello,

Attached is another attorney bill totaling \$1,137.50. As itemized in the invoice, 1.25 hours are billed as result of an "email from and to Professor Meier", which was carbon copied to the HOA President. Six-tenths of an hour was charged as result of correspondence between our attorney and our former attorney. The remaining 2.7 hours are billed as result of continued legal activity initiated by our former Treasurer, Ms. Rasing. Specifically, a signed letter from Ms. Rasing was recently sent to our attorney. The letter claims "illegal actions of the governing Board members", while targeting specific directors by name.

Rather than send a lengthy letter or email to the HOA attorney (which would have likely racked up additional billable legal hours), the HOA President and a Director spoke in a short teleconference with the attorney to respond to Ms. Rasing's letter. In the teleconference, we outlined a positive case for the neighborhood Association, its members, and the Board majority decisions. The attorney listened, contributed, and acknowledged the direction that our Board chose to take by adopting the precedent set before us in raising

the monthly rates.

Please let there be no uncertainty among our membership, the 2015 Legacy Cove HOA fee increase is a legitimate and binding policy. All appropriate and necessary action(s) will be taken on any delinquent accounts.

Regrettably, we continue to receive Law Firm invoices that result from specific individuals who elect to initiate and pursue costly legal activity. The grand total billed to our HOA in the last two months has now reached \$3,626.75. At this rate, we're on pace for roughly \$22,000 in legal bills this year, which is about a fifth of the HOA's overall budget.

Thankfully, as seen in the previous email message forwarded, the board majority agreed in 2013 and again in December 2014 that the contact point/liaison with the HOA attorney will be the president of the board. If any Legacy Cove HOA member other than the president contacts the HOA attorney, it will be at his or her individual expense.

If you have any difficulty opening the attachment, please contact me and I'll happily re-send it. Thank you.

Best, Davon Ebert
LCCA HOAP

Tue, Dec 23, 2014 at 10:28 PM, Legacy Cove <legacycovehoa@gmail.com> wrote:

Hello,

The board majority agreed in 2013 and again this week that the contact point/liaison with the HOA attorney will be the president of the board. This is a common sense approach to keeping legal expenses under control. Accordingly, the board has designated the president to act as liaison with the attorney so as to avoid conflicting instructions and unnecessary legal fees. For legal opinions and guidance sought by and charged to Legacy Cove HOA, the attorney will only respond to the president. If any Legacy Cove HOA member other than the president contacts the HOA attorney, it will be at his or her individual expense.

Thank you.

Best, Davon Ebert
LCCA HOAP



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