

CHAPTER 13 DAM EAST HOMEOWNERS ASSOCIATION 1999 TO 2006.
Individuals involved: Greg Silva President, 2000 to 2003, Jake Hummel Esq. 2003 to present, Finn Larsen, Marge Moore, Kelsey Quigg, Glen White, Julie Geyer, Cathleen Speidel and Heather Swigert

TO THE MEMBERSHIP OF THE DAM EAST HOMEOWNER ASSOCIATION.

**EVERYONE MUST COME TO THE ANNUAL MEETING THIS OCTOBER.
2007.**

1. THE MEETING WILL BE RECORDED BY TWO SEPARATE CAMERAS ONE FOR THE BOARD OF DIRECTORS AND ONE FOR THE MANAGEMENT COMPANY TO BE SHARED WITH THE MEMBERSHIP. The fact the meeting will be recorded means it will be the first honest annual meeting in 15 years. Jake Hummel Esq. retiring President will no longer be the fiction writer of the minutes as he remembered the meetings.

2. THE PROXIES FOR THIS ANNUAL MEETING WILL BE THE FIRST TIME IN 15 YEARS TO BE PRINTED WITHOUT A DIRECTORS NAME SUGGESTED ON THE PROXY.

3. THE MEMBERSHIP MUST BE ADVISED YOUR PRESIDENT HAS HIRED JEFFREY LANE FOR \$20,000 TO STOP THE LAWSUIT PENDING TO REQUIRE THE BOARD TO OPEN THE BOOKS FOR INSPECTION. THE BOARD OF DIRECTORS DIDN'T HIRE MR. LANE HIS APPOINTMENT WAS FROM UNDER THE TABLE BY MR. HUMMEL. The membership is paying \$90.00 a month in assessments because Lane and Rich Johnston were over paid in legal fees the last three years without board approval. This could prove to be the highest legal fees PAID to keep the books of an HOA hidden in the history of the State of Colorado.

4. The following Board of Directors Julie Geyer, Cathleen Speidel and Heather Swigert haven't decided who they are supposed to be protecting as directors. It appears they have abandoned the membership and decided to protect Jake Hummel.

5. MANY HOA's ALLOW THE MEMBERSHIP TO INSPECT THE BOOKS AT EACH ANNUAL MEETING. THE DAM EAST COULD HAVE SAVED OVER \$150,000 IN LEGAL FEES IF THEY WILL APPROVE A NEW AMENDMENT TO THE BYLAWS REQUIRING LAST THREE YEARS OF BOOKS AND CURRENT YEAR TO DATE BOOKS BE OPEN 4 HOURS BEFORE AN ANNUAL MEETING FOR THE MEMBERSHIPS' INSPECTION. WOW! That would cause transparency between the membership and the annual actions taken by the board of directors.

6. LETS SEE HOW HONEST THIS BOARD OF DIRECTORS COULD BE IF THEY VOLUNTEERED TO OPEN THE BOOKS AT THIS ANNUAL MEETING IN OCTOBER 2007. (The books haven't been volunteered opened in over 12 years.) Jake Hummel retiring president will not approve it so the other directors will not approve opening the books. They have to protect the president of their HOA not the membership.

7. Cherry Creek HOA Professionals, LLC CAI Management Company is right in there helping to keep the books hidden to protect the Board of Directors. Who hired them is who they work for. They certainly don't work for the membership of an HOA since the members don't pay the management fees it must be the directors make these payments. Being a member of the CAI Club Club sets a different standard of ethics for a property management company.

8. Jeffrey Lane of Patterson, Nuss & Seymour, P.C. and Jake Hummel Esq. caused an incident when they intentionally filed a false police report with the Aurora Police Department. They were trying to deny Mr. Burneson his attending the Board of Directors meeting on August 14, 2007. PAR Officer Muldoon was misled about a certain PPO and its meaning. Through this incident it has been proven the Aurora Police Department can't handle a true complaint against police officers. If the complaint is false Chief Oats can handle the false complaint by dismissing it. The problem is when the complaint is true those are the tough ones. So far the true complaints are not answered just refused and dropped. Nothing in writing keep all responses verbal.

9. At the Annual Board of Directors meeting of 2003 Jake Hummel offered an amendment to the Bylaws which didn't tell the 425 homeowners he wanted to reduce the number of directors from 7 to 5. The amendment was intentionally misleading not to alert the membership. Then at the meeting he announces the amendment was in truth a reduction of directors from 7 to 5 and thus keeps Mr. Burneson off the board by the reduction in number of directors. Since Mr. Hummel is a lawyer he knew how to word the amendment correctly but didn't and lied to the membership. Then with 70 proxies given blindly to him the amendment passed. Since 2003 with the missing 2 directors we have had an average of 4 directors meetings each year cancelled for lack of a quorum sometimes intentionally. This has to be review by a committee of this Board of Directors or failing so will make it an issue in court.

Those members who miss this meeting or give their proxies to a director can't complain when their assessments are increased to \$120.00 a month next year. What goes on at the annual meeting is not announced in any notices sent to the membership prior.

Jim Burneson 6th Director.