

MESA RAVEN HOMEOWNERS ASSOCIATION

01/30/2015

Joseph Rutkowski
156 Mesa Raven Drive
Longs, SC 29568

Response to Letter

Dear Joseph Rutkowski;

The Board is sorry that you feel the way you do about the HOA and the Management Company but beg to differ with your opinions. The Board was elected by proxy that was sent to all members of Mesa Raven at the first official HOA Annual Meeting in January of 2012 and have been voted in by proxy ever since. Any one person wishing to run for the Board may submit their name to be placed on the proxy before the Annual Meeting. As for the hiring of The Beach and Company, The Master Deed and By-Laws give the Board the right to hire a managing agent. The members do not need to vote on this.

As for the Board meetings at The Beach and Company office, any homeowner may attend these meetings and may obtain minutes of these meetings. All members receive a monthly financial statement showing revenues and expenses. The Board wishes to be as transparent as possible.

It is a shame you failed to attend the last Annual Meeting as it was very productive. The Board was increased to five members, allowable per the By-Laws and committees were formed for the betterment of the community. You will be happy to know that the dead tree on the berm is being replaced within the next week.

Kindest Regards,
For the Board of Directors,



Kellie Shahan
Property Association Manager
The Beach & Company

Cc: file

Cc: Governor Nikki R. Haley
Office of the Governor
1205 Pendleton Street
Columbia, SC 29201

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Response to letters.

Dear Joseph Rutkowski;

In response to your request regarding the irrigation special assessment, all owners in Mesa Raven were billed \$215.00 per lot. I cannot release the name of the owner who has yet to pay, due to the privacy act, but I can tell you everyone has paid but one person. The majority of owners paid in October and November with one in December.

As for the request for an Audit, I will discuss this at the next Board meeting which is tentatively scheduled within the next two weeks. If you wish to attend please let me know so we may accommodate you. Space in our conference room is limited.

Kindest Regards,
For the Board of Directors,



Kellie Shahan
Property Association Manager
The Beach & Company

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