



CSL Community Association, Inc.

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CSL COMMUNITY MANAGER'S REPORT

March 2, 2008

The change in the circumstances surrounding the CSL Board of Directors makeup, the change to the Recall Elections scheduled for April 5, 2008 and the candidates for both the replacement and regular Annual Meeting elections for the CSL Board of Directors on April 5, 2008, prompts the necessity of a CSL Community Manager's Report at this time. For those of you who read the Forum, you must be at a loss for what is going on, or simply confused by the claims of those who have resigned or withdrawn.

In October, 2007, there was an attempt by three members of the CSL Board of Directors to sufficiently anger or embarrass me through half truths and gross misrepresentations into resigning at a Board Executive Session Meeting. At the next Regular Open Board Meeting, I read a letter from my wife and me to the Board indicating that there was a severe problem with the Board and that, if it was not dealt with, we would be seeking employment elsewhere. After the letter, I was excused from the meeting at my request so that the Board and the Members could discuss whether or not that was appropriate and desired. It apparently was not. I was satisfied in the short term, but was seeking some degree of assurance that if we chose to stay here at CSL, we would not be summarily fired under adverse conditions if the Dissident Group (they don't wish to be known anymore as the Townies or the Incorporation Group) were to take control of the CSL Board.

A short time later, Melissa Gross and Wilma Thomas began a petition to remove the three CSL Board Members involved with the attack on me. Almost immediately, there was a counter petition started by the Dissident Group to remove the five CSL Board Members who had "blocked" my removal. I repeatedly, during the petition drives and since then, have made it known that I did not want any recall petitions or recall elections. Contrary to the belief of the Dissident Group or the three Board Members, I did not want them removed either. What I did want, was to stop the political foolishness that was going on and a chance to have the Board work together productively. Unfortunately, two of the Board Members made it clear that was simply not going to happen.

One of the three Board Members resigned last fall, and the other two have just resigned. Unfortunately, another Board Member resigned with them leaving the Dissident Group without any voice on the Board at this time. At the end of January, another Board Member resigned for reasons involving running for office in the Indianapolis area, but not before spearheading an effort to give my wife and me an employment agreement. He characterized this employment agreement as essential to assuring the continuity of CSL during a period of great political turmoil. As a result, the agreement has no loopholes in it that would have allowed for our firing without paying a large severance amount of money as a result. It is this employment agreement that was being referred to with such anger on the Forum.

The trouble with the claims on the Forum is that they fail to address the reality of what has been happening here at CSL during the past months since October. The claims are made that I am responsible for not having held the Recall Elections in a timely manner. The fact is that I fought hard for them to be held in early January. When it was clear that they would not be held in early January, I had to deal with the increasing claims from both sides that they weren't going to pay their 2008 Dues and Assessments if they didn't win the recall election. This was quickly becoming wide spread. As a result, I had to look to the survival of the CSL Community Association and the welfare of our community. When it was finally coming to a point where, on February 2nd, there was a possibility that the Recall Elections were going to be set, I am the person who then fought hardest to have it take place after April 1st. This would force everyone who wanted to vote to have to pay their accounts up to date, including the FY2008 Dues and Assessments. As a result, whatever the outcome neither side could sabotage the Association while in control for a few days prior to the Annual Meeting when they might clearly lose control. Also, whoever had control would have the probable financial ability to take care of our community.

As to the claims that I am in control of the CSL Board of Directors, there are a few facts that should be clearly known. First, as the CSL Community Manager, it is my job to provide for the planning, and to carry out, work program for the Association. The Committees and the Board review and evaluate what I am proposing to do, determine whether it is appropriate to the situation, evaluate whether or not it is in the interests of the Association and the Community, and then the Board either approves it or denies it. If I am doing my job well, the community would normally only see things getting approved - with an occasional denial. If I am out of step with the Board and not doing my job properly, then there would be more denials than approvals. It would also indicate the likelihood that, if it continued, I would be looking for another job shortly.

As to the claims that I have interfered in the bid by the Dissident Group to take control of the Board, Ralph Sadler's election in 2007 came as a surprise to everyone. In October 2007, I received many calls from residents asking if the people collecting signatures at the gates were actually supporting the Community Manager as they were told. Since January, I have been receiving an increasing number of calls and visits from residents I have never met or talked to before, telling me that they have been told by people (asking for their vote to support the Dissident Group candidates at the election) that they would not have to pay their 2008 Dues and Assessments. Also, that the Manager would be fired and that the Association would be dissolved through Incorporation if their group won. Still others called telling me just the opposite was being promised – they would not fire the Manager and they were only interested in bettering the Association and the Community. As a result, I proposed several amendments to the CSL By-Laws, which have been adopted, that were intended to assist the Dissident Group with the integrity of how it was campaigning.

What apparently resulted in the sudden resignations and withdrawal of candidacies for election were the following three items:

1. Last week at the Regular Open Board Meeting, the final reading of the Amendments to the By-Laws was completed followed by adoption of the amendments. One of the amendments blocks any CSL Board of Directors from filing papers for voluntary bankruptcy, dissolution of the association or Incorporation of Country Squire Lakes without first obtaining an approving vote of all of the Members.

2. The FY2008 Budget was adopted with a disclosure of several extremely difficult financial issues that must soon be addressed. These are issues that put CSL in extreme financial difficulty if these circumstances do not change soon.
3. Last week, they requested and received a fully executed (legally binding) copy of the employment agreement signed with my wife and me as the CSL Management Team.

The final straw was the receiving of my employment agreement. They appear to have sought legal advice on Monday morning before the wave of resignations and election candidacy withdrawals. The responses that I am sure they received was that the employment agreement could not be broken and the Amendments to the CSL By-laws were legally in effect.

The contents of the several letters of resignation, and letters of withdrawal from the elections, make a number of claims that demonstrate the inability of that group to grasp reality. At present, CSL is still a private community, not a public municipal incorporation. As such, CSL operates on the standards of a private community. We are not governed by municipal government statute. We are governed by the statutes that apply to private communities. The most meaningful of which is that we are governed by our covenants and restrictions, our By-laws and our Board rules.

The claims in one particular letter that I violated the By-laws by refusing to turn over to certain Board Members (resigned) printouts of our expenditure accounting, printouts and/or copies of the private information regarding Members private property accounts and contact information is simply ridiculous. Those Board members were never denied the right to come to the office and review the accounting for the CSL expenditures. They are simply not entitled to take the data from the office. It is too easy to scan the data into a computer, change it and then claim the altered copy is genuine.

They were denied the private property owners' individual account information and contact information – a very long standing Board Rule that has existed for more than ten years says that the Manager and Office Personnel are not to provide this information to any Board Member except for individual cases that require a review panel to consider an appeal from the Manager's decision regarding such matters. In a private community, this information is held strictly private.

As to the claim that I should be removed because I have not provided written Manager's Reports to the Board Members on a monthly basis, I have not done so. Yes the By-laws say that is one of my duties. It has never been done before on a consistent basis by any Community Manager. Things in CSL change quickly and what might be correct in a written Manager's Report today would often prove not to be right tomorrow. Just because they could not successfully trip me up any other way for what I have done, doesn't mean that I should be held to a different standard in an attempt to trip me up for what I haven't done. On March 1st, I presented myself for review of these claims to the CSL Membership & Elections Committee who after review of the By-laws, found that to the best of their knowledge, the Manager has not violated the CSL Community Association, Inc. By-laws.

While I am being attacked so vehemently by the Dissident Group, I can't help asking myself that, if they really believed what they are saying, why didn't they continue in the election and debate the real issues? Why did their members tell several different stories to whoever would listen, trying to get votes by whatever means in an attempt to take control of the Board?

David A. Maynard
CSL Community Manager