

Pine Mountain Members Collective Complaints

To the Board of Directors of Pine Mountain Property Owners Association,

On June 27, 2023, a group of Pine Mountain Property Owners came together to express how the current Board of Directors have failed to meet the basic core of the Articles of Incorporation, Article III, Purposes and Powers, (4) Promote health, safety and welfare of owners and occupants of residential, commercial, and other properties within Pine Mountain.

They met because they have tried to work with the Board of Directors but have been ignored or humiliated by individuals who were supposed to uphold the very basic principles of the governing documents that give direction to managing Pine Mountain.

This is their home and through constant unnecessary badgering it's either leave or fight back, so they're fighting back.

They are demanding the following items to be completed no later than the August 8th monthly scheduled Board Meeting:

1. **Audit:** In accordance with our By-Laws and NC GS 47F-3-118 a detailed financial audit created by an unbiased outsource individual or company in collaboration with an Audit Committee providing a detailed accommodation of received funds and itemized listing of financial disbursements. It is believed that lack of true transparency and the refusal of utilizing the Board's Treasurer, the refusal of two signatures on each check, and the refusal of detailed financial transactions indicates the probability of embezzlement by not only the Board of Directors but under the guidance of the President of the Board.
2. **Lawyer:** The members strongly believe the use of the current Board Lawyer is employed beyond necessary capacity and without regard to the financial strain placed on the members without cause. A new Burke County lawyer is requested to assist the Board of Directors in filing documents that are required to continue liens and foreclosures on unpaid properties. Threatening, harassing and petty letters and lawsuits against members and residents of Pine Mountain are to come to an abrupt stop.
3. **Water:** Members are requesting an audience with a Red Bird representative to provide details of: (a) when do they expect to complete the transition of water from Pine Mountain to Red Bird, and (b) monthly cost estimates until meters are installed. They are expecting an announcement of a projected presentation date within 30 days.
4. **Removal of the current President of the Board of Directors:** In accordance with NC GS 55A-8-08, Removal of Directors elected by members, the members may remove one or more of the elected without cause. Based on evidence of harassment, lack of transparency, conflict of interest, refusal to abide by Pine Mountain's governing documents and North Carolina's Governing Statutes defining position requirements, duties, lack of professional conduct, misrepresentation of financial and situational facts, not holding proper standards, continuous lack of code of ethics, accountability, refusal to vote on matters that involve members in decision making as required by our governing documents and over all responsibilities awarded them to oversee the basics of caring for not just the members of Pine Mountain but also all the infrastructure (including but not limited to: buildings, vehicles, equipment, gates, etc.) and properties of Pine Mountain. All keys (to any and every building, vehicle and equipment,

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computer and computer programs usernames, passwords, all financial accounts including usernames, passwords, signature cards, etc., all documentation associated with all financial accounts, computers, keys, buildings, vehicles, equipment and all information that would prevent the next President and/or any board member(s) from fulfilling their duties efficiently. Plus any other board member(s) resignation letters will be accepted, on the spot, of those that have condoned and supported any and/or all of the above charges. All leaving board members will be required to give up and surrender all the same as the President that has any relationship to Pine Mountain Property Owners Association.

5. **Fire Vincent Patrick Keough:** It was not announced to the members that Vincent Patrick Keough, brother of the President of the Board of Directors, Edith Stitt, was to fill the Pine Mountain POA Maintenance vacancy position. The job description generally states they are responsible for performing preventive maintenance and repair of all POA property, equipment, roads, grounds, and facilities as well as initiating projects that improve the value of all POA assets. Since the time of his employment, Vincent Keough has verbally and physically terrorized, harassed, and assaulted several members of the Pine Mountain community. He has deliberately caused harm to personal property that became the direct result of legal fees and repairs forced on the members of Pine Mountain to finance. Several individuals fear for their life at even the sight of him. Instead of completing his assigned tasks associated with all aspects of his job description, he currently babysits the running of water within the water pump houses because the President had the automatic switches removed while updating the electrical panels. While it is noted that if the water isn't supervised and the water stops pumping it will cause the pumps to burn out causing great expense to their replacement, there is no reason new automatic switches cannot be installed and have volunteers babysit the running of water. As written in the Pine Mountain Employee Handbook, the employment of relatives may cause serious conflicts and problems of favoritism and partiality in treatment at work.
6. **Gates:** Pine Mountain Property Owners Association was established to be a gated community providing members a sense of safety from outside burglary, vandalism, and any form of drug dealings to name a few. Pine Mountain has maintained a gated system since the 1970's with minor maintenance, police patrolling, front gate staff, etc. For the past few years, no less than 3 years, one or more of the gates have been damaged and not repaired or replaced. Now, all gates have been in the open position allowing any and all individuals, near and far to come and go as they please. A proposed agenda of controlling the comings and goings of Pine Mountain members have been described in recent months, without the approval of the members. A member-wide vote should be conducted to allow members to voice their opinion of the current gate situation and whether a new system should be put into place or remove the gates completely.
7. **Budget:** Members are demanding a complete detailed account of all bills and expenditures, especially all legal costs. It is believed that the majority of expenditures are frivolous and do not meet the standards set forth in maintaining Pine Mountain's infrastructure, roads, gates, vehicles, equipment, buildings, fuel, etc. It is suspected the Pine Mountain bank account has not undergone any reconciliations in years. The question has been raised what is included in the

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line item for insurance, because members are being told the POA's office building will not receive repairs allowing it to willingly go into disrepair and ruin.

8. **Drug Businesses Removed:** It has become a known fact that certain residential homes are occupied by individuals making and selling drugs. Pine Mountain members living next door and in proximity of these drug infested residences are in constant danger due to violence. The current Board has been aware of these drug businesses in and around the townhouse area for years and yet no action has taken place to protect our members. Immediate contact to law enforcement must be made immediately to stop all forms of drug activity and arrest of all participants.
9. **Fear:** Too many of the residents are living in constant fear from harassment from neighboring residents, threats of violence from employee Vincent Patrick Keough and drug dealers. Many residents are afraid to be out and return or leave their home at any time, especially in hours between dusk to dawn. This item is in association with items 5 and 6 above.
10. **New Water Assessment required:** Under the current assessment it has been established that individuals that rely on the sewage treatment plant/wastewater process are paying enormous amounts of funds to cover the cost of maintenance. It has been established that once Red Bird Utility Operating Company, LLC takes over all of Pine Mountain water and wastewater projects the current prices will be transferred over to Red Bird and the existing water/wastewater line items will be consumed into the general assessment charges, so the POA will not lose any of their funding. The above-mentioned process is unacceptable. Members living in the townhouses and the owners of the hotel and restaurant are currently being charged \$27.50 per toilet with no regard to actual monthly use or any installed meters. This means individuals are not being charged based on actual usage, but just the possibility of full occupancy.
11. **Zoom:** We have several members who own homes and vacant lots all through Pine Mountain that would attend any or all monthly Board Meetings but cannot be due to their location. Members are requesting a system be set up that would allow them to participate through Zoom or a free program like Zoom.
12. **No Retaliation:** All members through already documented harassment, threats and verbal and physical assaults know that once this list is known by presenting it to the board, they will be faced with not only the previous fear of stepping outside, reading their mail, or viewing content online but will be escalated whether they were participants in the creation of this list or not, just by the insulting individuals making assumptions. Cease and desist all verbal and written negativity. Many members are now facing serious medical issues due to the constant thrashing out made by certain individuals.

Concerned Members of Pine Mountain Property Owners Association