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General Duties of "Trustees". ... Trustees have certain duties (some of which are fiduciary). These duties include;

- 1). *The duty, to carry out the Express Terms of the Trust Instrument,*
- 2). *The duty, to Defend The Trust!*
- 3). *The duty, to Prudently Invest the Trusts Assets!*
- 4). *The duty, of impartiality among the Beneficiaries.*
- 5). *The duty, to account for their actions, and to keep the Beneficiaries informed about the Trust.*
- 6). *The duty, of Loyalty!*
- 7). *The duty, NOT TO DELEGATE !*
- 8). *The duty, NOT TO PROFIT !*
- 9). *The duty, not to be in a CONFLICT OF INTEREST POSITION !*
- 10). *The duty, to administer the Trust in the BEST INTEREST of the Beneficiaries!*

I find GRF to be in direct conflict with most, if not all of the described duties of a "Trustee". What has GRF brought to our community in the past years? An arrogant denial that GRF is in fact a Common Interest Development. A refusal to acknowledge that they are subject to the governing documents known as the CC&R's (Convents, Conditions and Restrictions ). Their self declared ownership of certain parcels of OUR Property, purchased with OUR MONEY! Their statement at numerous public forums that it is Their Money, and they can do Anything they want with it, and not be accountable to anyone! Their decision to change the name of our community without a proper voting process. The very questionable (legal or not?) sale of our Old Administration Building for a ridiculously small amount of money (just over three and a half million dollars) and below appraised market value, resulting in The San Sebastian Development, otherwise known as the "Big Eyesore." To add insult to injury, GRF allowed the San Sebastian developers to encroach onto our property, by allowing an "Emergency Right of Way" between the Library and the parking lot. Have they also made a deal to sell our parking lot

east of the Library, or will they just impose "Eminent Domain" and steal it from us that way? GRF's planned proposal to sell off the land that houses our Stables, Garden Center, and RV Parking lot for the purpose of development. They proposed to move our Stables, Garden Center and RV parking lot to another location. They promised us we would continue to have our existing amenities. What they didn't tell us was the how much it would cost us to build these new amenities, and oh yes, the money they would receive from the sale of these properties would be used to build a New Three Story Clubhouse Two !

After the discovery of the "Credit Card Scandal", GRF maintained that they had knowledge of, and had authorized, the use of the credit cards for PCM, and that everything was legal and proper. They stated they would have a monthly public accounting for the residents. The public accounting lasted one month. They also stated they would pursue a Forensic Audit so that all questions and suspicions would be answered, of course after much posturing and delay tactics the Audit never materialized. GRF has continued to be the apologist for PCM, who they insist can do no wrong. GRF continues to embrace and support PCM's lavish lifestyle, to the detriment of the residents and our money.

While GRF continues to deny they are a CID (Common Interest Development ) do they have a new and nefarious plan in the works, that would change their status from being a CID to become known as a CSO (Community Service Organization)? The purpose being that the state requires a CID (Common Interest Development) to have CC&R's, while a CSO (Community Service Organization) may have no such requirement. GRF has no money of their own, their budget comes from us. Any and all property purchased by GRF is ours, because it was purchased with our money. We are the beneficiaries, it belongs to us! GRF disagrees with that truth, it is time to find a new TRUSTEE! It is time to REPLACE GRF AS OUR TRUSTEE !!!!  
Pamela Grundke