

LWV

July 23, 2009

Residents Voice

Conrad Grundke

07/23/2009

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Topics for Tonight

- **Recall of United Board Members**
- **Residents Voice “Altercation”**
- **Management Agreements**

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“United Recall!”

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Recall Status!

- www.lwvrecall.com
- Area of Contention:
 - Status of owners “dis-infrachisement” by preventing M. Curtis from access to closed meetings and areas of the Admin Bldg.
 - July 8 meeting of Corporate Members:
 - Eviction of M. Curtis
- Vote, Yes! Yes! Yes! Yes!

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“Altercation!”

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LW Globe Articles

- A Residents Voice attendee took umbrage with another Residents Voice member’s comment at the 7/9/9 meeting.
- He verbally accosted the other member.
- He filed a report with the Sherriff.
- An article was printed in the 7/16/9 Globe.
- A correction was printed in the 7/23/9 Globe.

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Mr. Ron Beldner



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His Comments at the United Town Hall Meeting 6/29/9

- Mr Beldner's background;
 - For the past 12 years he was a member of the District Attorney, county of LA Advisory Counsel and a specialist on consumer fraud.
 - He was also a member of an undercover group of the Los Angeles Police Department protecting it's citizens in criminal activity.

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Mr. Beldner's Comments

- He has collected 8 inches of paper handed out by a "Group."
- "The Group" made information available to the following organizations who have shown no interest in their accusations.

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- OC Financial Abuse Specialist Team
- OC Institute of Conflict Management
- OC Fiduciary Abuse Specialist Team
- OC Senior Legal Advocacy
- OC District Attorney
- CA Dept. of Corporations
- CA Dept. of Consumer Affairs
- CA Dept. of Aging
- CA Dept. of Real Estate

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- CA Attorney General
- CA Home Owners and Renters Assistance Agency
- Federal Dept. of Consumer Affairs
- Federal Attorney General
- Federal Mediation Service
- Federal FBI
- Federal IRS
- Fed Securities & Exchange Commission
- Fed Dept of Housing & Urban Development

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What Did He Miss?

- The Group, (Residents Voice) “ONLY” makes **information** available to interested parties.
- The information is normally from public records of the corporations.
- Residents Voice has never initiated, nor spent a penny, on any law suit against PCM or any LWV Corporation.

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What ELSE Did He Miss?

- The most important agency for OVERSIGHT of our money!
 - The Boards of Directors of our Corporations.
- The Boards have been notified and made aware of the resident's concerns and still have taken NO ACTION with respect to areas of potential "mis-use" of our monies.
 - I.E.; Incentive Plan

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His Future

- Mr. Beldner is running for the United Board
- Will he be joining the current directors with their heads in the sand?
- If So;
 - United doesn't need him.

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“Management Agreements!”

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Source Documents!

- The Management Agreements referenced in this PowerPoint can be found at the following website address:

<http://www.rvoice.org/RVoice/Documents/Management%20Agreement/Management%20Agreement.htm>

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GRF Management Agreement

- We will be discussing the;
 - 2007 GRF Management Agreement dated 3/5/7
 - 2001 GRF Management Agreement not dated

The incentive plan has been subsequently discontinued, per the General Manager. A more recent update to this document should be forthcoming.

However, the copy used for this presentation is indicative of the type of language and control that the boards impose on PCM.

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2007 Document Layout

- No reference to the number of pages the document contains.
- 13 Pages in this document.
- Pages are numbered.
- Only Page 13 has a date, (the date it was signed).
- No unique document name to identify the document.

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2007 Document Layout (cont.)

- There are 4 recitals (A, B, C, D):
 - Information to clarify the purpose and explanation of the document.
- Followed by 7 Articles (1, 2, 3, 4, 5, 6, 7).
 - Sections containing the description of the Management Agreement.

Recitals

- A) Defines LWV
- B) Relationship of the Mutuals
- C) Referenced Corporate Documents
- D) Definition of Terms

Articles

- 1) Appointment & Acceptance
- 2) Duties & Services
- 3) Harassment Policy
- 4) Overhead
- 5) Fee
- 6) Term
- 7) Miscellaneous

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1) Appointment & Acceptance

- a) Owner & Agent
- b) Agent & Owner confer freely
- c) Agent be familiar with responsibilities of Owner

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2) Duties & Services

- a) General Manager
- b) General Duties
- c) Specific Duties
- d) Enforcement Duties
- e) Member Relations
- f) Incentive Plan
- g) Other Duties

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2) Duties & Services (cont.)

- h) Limitations on Powers of Agent
- i) Employees
- j) All Services performed by Agent paid by Owner
- k) Agent does not advance money to Owner
- l) Yearly Evaluation of General Manager

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3) Harassment Policy

- Agents responsibility to maintain adequate policies and training.

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4) Overhead

- a) General Manager Salary
- b) Salaries and Salary related expenses of officers and employees for Agent who are not employed to work exclusively for Owner and the other LWV Corporations.

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5) Fee

- a) A monthly charge of \$1.80 per dwelling Unit.
- b) Adjusted each year by the All Urban Consumer Price Index (CPI) of the US Bureau of Labor Statistics for the Los Angeles-Riverside, Orange County Metropolitan Area. (If CPI exceeds 8% negotiations will be opened immediately for renegotiation).

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6) Term

- a) Any party can default with 180 day notice
- b) Any party can terminate immediately if party is unable to pay debts or initiates bankruptcy.

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7) Miscellaneous

- a) Merger Amendment
- b) Indemnification
- c) Section Headings
- d) Attorney Fees & Expenses
- e) Singular & Plural
- f) Severability
- g) Force Majeure

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7) Miscellaneous (cont.)

- h) Governing Law
- i) Third Party Beneficiaries
- j) Assignment
- k) No Partnership
- l) Counterparts

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2001 Document Layout

- No reference to the number of pages the document contains.
- 8 Pages in this document.
- Pages are not numbered.
- Only Page 8 has reference to a date, (It was undated but signed).
- No unique document name to identify the document.

There is NO reference to an Incentive or Bonus Plan in this document.

This document was in effect from 2001 through 2006.

The End

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