

- To our fellow PSMRA Homeowners -
- We encourage you to vote “YES” to recall **Jennifer Brossow**

A broad consensus of the Association membership representing owners of Court Homes, Garden Homes and Single-Family Homes has filed a petition for **the recall of Ms. Jennifer Brossow from the Board of Directors**. This is a vote of “no confidence,” with serious concerns that Ms. Brossow is not acting in the best interests of the community and is unsuitable to continue to be in a leadership role. You are encouraged to read the following concerns, and to **VOTE YES** for the removal of Ms. Brossow from the PSMRA Board of Directors.

- **Breach of Fiduciary Duty and failure to demonstrate understanding of the PSMRA community’s governing documents:** Ms. Brossow has twice introduced motions (on 11/15/22 and 12/1/22) that are in violation of both PSMRA CC&R’s 6.2, and the permanent Court Injunction (Maricopa County Superior Court Case No. CV2012-017609 filed and dated 3/25/2014). Included with the motion dated 12/1/22, Ms. Brossow indicated that the Motion was “on advice of counsel” with no documentation or statements to authenticate or substantiate this claim. A failure to understand PSMRA governing documents alone justifies removal; openly violating a court injunction may involve culpability and could result in litigation that will put the HOA at risk while impacting the ability of owners to easily sell or re-finance their homes until the litigation is settled.
- **Unprofessional and controlling:** Ms. Brossow frequently engages in bullying tactics during Open Board meetings by interrupting and talking over her fellow board members during discussion of topics. Further, her behavior when communicating with fellow Board members is often insulting and demeaning, resulting in other Board members casting doubt on the veracity of her motives. Said one Board member on 11/16/22: “Jennifer magically stepped in *with her huge motion. Without casting too many aspersions, the idea that this was totally impromptu is somewhat dubious.*” Unprofessional, controlling, insulting and demeaning behavior is unacceptable and counterproductive to the work required of this position and confirms Ms. Brossow is not qualified to serve.
- **Dismissive and Contemptuous:** Ms. Brossow, when disagreeing with a Board motion, has simply hung up on her colleagues during the Open Board Meeting Zoom call. On 12/21/22, a special meeting had to be called to vote on repairs to the Monte Way pool because Ms. Brossow refused to participate in a Unanimous Consent vote. This resulted in needlessly involving the entire Board of Directors during the holiday break. This impacted and inconvenienced Board members, along with the entire community, in a negative and counterproductive way.
- **Perpetuation of Association’s exposure to liability:** By delaying maintenance approvals on individual dwellings and in the Common Areas, Ms. Brossow is leaving the Association open to liability claims of health and safety concerns by residents who may be adversely affected by this neglect.
- **Misrepresentation of fact:** Ms. Brossow, in her Motion brought to the Board on 11/15/22, claimed—as a fact—a figure that was merely a simple, off-the-cuff estimate provided to her by the Association’s Community Manager. As per “Draft Motion 2023 Exterior Maintenance Project Management Labor, Ms. Brossow claimed as one of the supporting points: “The communication from our Community Manager that over 50% of management labor is spent on tasks to manage Courthouse Exterior maintenance.” It was later clarified, in an Open Board Meeting, that Ms. Brossow posed this question to the PSMRA property manager without context and set the question up by saying “would you say you spend about half your time on CH maintenance?” The Board’s 2023

Budget Draft resulted in erroneous financial calculations based on this mistruth, resulting in misrepresentation of the Community Manager's workload and corresponding financial calculations to the 2023 budget that were not based on fact or history.

- **Deferred, delayed, deflected approval of bids/projects:** During her tenure on the Board, Ms. Brossow has questioned maintenance bids multiple times and rarely to the benefit of the Association. She engages in micro inspection of bids, and her continuous and repeated questioning has led to delays in necessary, often critical maintenance as well as to increased feelings among community members that the Board does not care. This is a division that this community cannot afford.
- **Failure to form and activate Finance/Budget Committee:** Ms. Brossow was an active participant in the move away from the customary utilization of a broad range of homeowners in collaborative effort with the Board to build the yearly budget. She participated in the shifting of this process to the Management Company. Ms. Brossow, as a member of the Board, rejected community involvement in the process of financial responsibility, violating collaborative spirit, volunteerism, transparency and community pride. This has resulted in a protracted budget development and approval process that has been fraught with errors, duplications and omissions, resulting in this Association entering the 2023 fiscal year *without* an operating budget for the Common Area. Ms. Brossow voted against a community-based budget and finance committee on two occasions, during the July 19, 2022, Open Board Meeting and the August 16, 2022 Open Board Meeting.