

To our fellow PSMRA Homeowners -
We encourage you to vote "YES" to recall **Susi Larson**

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. Susi Larson from the Board of Directors**. This is a vote of "no confidence," with serious concerns that Ms. Larson 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. Larson from the Board of Directors.

- **Breach of Fiduciary Duty:** Voting in favor of the December 1, 2022 Special Meeting's Motion to extract funds from the Courthome Exterior Maintenance account for the payment of management fees beginning in January of 2023, and to retroactively extract 2022 management labor costs from the Courthome Exterior Maintenance account to be paid in 12 equal installments through the year 2023 (which did not pass), is in direct conflict with wording in 6.2 of the Declaration of Homeowners Benefits and Assurances for Pointe South Mountain Residential Association (aka CC&Rs) and in direct violation of the permanent Court Injunction (Maricopa County Superior Court Case No. CV2012-017609 filed and dated 3/25/2014).
- **Profound Mismanagement:** On January 17, 2023, Ms. Larson made a motion to change the PSMRA governing documents to reflect making 48% of the entire community (namely, the Courthomes) a sub-association, without any supporting documentation as to the process, procedures or detail the impact to the homeowners. This motion was not well prepared, and Ms. Larson did not advise how the governing documents would support such a move or the costs involved in such a move. By making this motion from a leadership position as a PSMRA Board Member representing the entire PSMRA community, it is clear that Ms. Larson is not acting in the best interest of the entire community.
- **Perpetuation of Association's exposure to liability and failing to comply with Bylaw Article VI Section 2, Item (g) under Duties of the Board:** By denying or delaying maintenance on individual Courthome dwellings and in the Common Areas, Ms. Larson leaves the Association open to liability claims of health and safety concerns.
- **Failure to demonstrate an understanding of community's governing documents and engagement in misrepresentation of fact:** Ms. Larson has provided individuals in the community with guidance that is contrary to what is contained in CC&R's, Bylaws, and Rules, failing to accurately interpret governing documents when engaging in Board-level discussions on maintenance and finance. For example, she advised volunteer members of the Wash & Drainage Committee to seek approval from the PSMRA Architectural Control Committee (ACC) to plant Aloe from one part of the Common Area to another, when doing so is not subject to the ACC approval process. She also has provided only partial information during formal presentations leading to community member confusion and polarization. For example, in her December, 2022 Open Board Meeting Presentation supporting the extraction of Courthome maintenance funds to pay for management fees, she presented only small hand-picked excerpts of the CC&Rs and chose to read in partiality from the supportive CC&Rs. Ms. Larson refused to accept from a fellow Board Member that the phrase "and the like" was included in the sections for Common Area Maintenance as well as the Courthome Exterior Maintenance, retreating only when that fellow Board Member asked her to read directly from the CC&Rs, leading her to realize that the phrase was, in fact, contained within both.
- **Micromanagement:** Placing undue burden on the Association's contracted Management team by exhaustively questioning minute details contained within various bids for service contributes to additional, unnecessary management fees.

- **Deferred, delayed, deflected approval of projects:** As a product of above, Ms. Larson's continuous and repeated questioning has led to delays of--and denials to--necessary repair requests to Courthouse structures and Common Areas. For example, Ms. Larson sought to delay plans to the year 2026 to address the dangerous deterioration of Pima Wash. '
- **Failure to form and activate Finance/Budget Committee:** Ms. Larson 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. Larson, 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, the end result of which is this Association entering the 2023 fiscal year without an operating budget for the Common Area. Ms. Larson voted against a community-based budget and finance committee twice: on July 19, 2022 open meeting and August 16, 2022 open meeting.
- **Unprofessional, insulting and demeaning language and behavior:** Ms. Larson uses condescending, demeaning language toward fellow Board members during Board Meetings. This type of communication style is divisive and represents an attitude of disrespect for her fellow Board Members.