

HOA Board Minutes: Special Called Meeting

August 18th, 2024 – Montclair Board of Governors.

Location: Meeting was held on August 18th, 2024, at the Presidents home David Zange

Called to Order: at 6:00pm.

Members in attendance: David Zange, Greg Lacock, Wes Hopkins, Melvin La Pan, Drew Robinson, Joey Aranda, Anne Rhein's and Leanne Jackson.

Reason for the Special Meeting: Email and phone communication was received from our HOA attorneys notifying us of a verbal confrontation and incident between a resident and board member Joey Aranda. This resident is currently in legal proceedings with the HOA due to covenant violations and the HOA is pursuing these violations, demanding them to be corrected. He works for Richmond County and the board has been working to address issues with him and the property for quite a while. The residents legal counsel contacted our HOA attorneys to report an unprofessional confrontation and threats made to him by Joey Aranda. Joey was not authorized to have any interactions with this resident and our attorneys indicated that his actions expose us to potential legal ramifications. This meeting is to address the situation with Joey and all board members present.

Minute Highlights:

- David opened the meeting and advised the board that the resident in question had expressed his hard feelings about what happened, claiming harassment, and has obtained counsel.
- David reinforced that anytime you are sitting on the board, you are representing the board of governors for the community or even on a committee.
- Joey stated that he had never known that. He stated he had business downtown at the place where he happened to work. He stated he was not going to look for him but went to code enforcement, the mayor and several other areas.
- Joey stated, he did shake the resident's hand and asked about the plans for his property due to all the HOA violations. He feels this can be done personally.
- David stated that you can speak to someone personally but confronting a resident when you are a board member, who we are currently in legal action with, is inappropriate and using confidential information against them should never happen.
- The board were read the official notice from our lawyers to the board, this included the complaints from the resident in question. Demands regarding the resident's yard were that he made by Joey and Joey made it known he was pursuing the resident with code enforcement and that Joey questioned the residents career aspirations to be promoted within Richmond County, which the resident took as a threat, to him running for a higher job would not be good with him having issues with the Montclair HOA. These were provided by the resident's attorney to our HOA attorneys.
- Joey stated he did not think we had to work through our attorneys versus him addressing it himself. The president and members of the board advised this should be automatically understood because of the challenges we have been faced with and this is why we have attorneys.

- Joey then stated he could lawyer up himself. Melvin and other board members continued to address Joey on what was wrong with the entire situation.
- The board reminded that the residents job title and facts were made clear for many months. We had a meeting in May 2024 with the resident who said many times that he works as a lawyer for Richmond County.
- Joey mentioned another former board member and incident that did not pertain to him, but the board brought the topic back to the current situation.
- The board mentioned that there was another big issue at the pool this summer and complaints about Joey Aranda from multiple resident family members. Joey did not want to go back to that issue. There is video evidence and witness statements from multiple families advised to Joey and Joey stated he was cussed at when the resident guest was confronted.
- Joey then stated he has 16 lawyers who do love to sue and could lawyer up. Several board members did not like these statements or threats to be made by Joey.
- Attempts were made to explain to Joey the reasons as to why this was wrong and put the board in a position to defend itself from liability and possible legal action from this kind of harassment.
- Leanne spoke to the situation to better understand exactly what happened and who the resident is for clarification. She stated there are two sides to every story out of respect, which is understood.
- Greg spoke to that point and discussed the conversation he had directly with Joey prior to this meeting, to get Joeys side of the confrontation.
- Joey stated the resident did not give him clear information other than he was just moving. Joey said this was not enough for him and he was just evading the questions.
- Several board members stated the details of the situation are not acceptable and the confrontation should never have happened, and Joey should not have done that or even engaged him at the municipal building.
- Joey stated he believes in freedom of speech and can do what he did. He felt he has explained his side.

Board Decision:

- Motion called for a vote on removing Joey Aranda from the Montclair Board of Governors.
 - 1st motion (Greg Lacock) 2nd motion (Melvin La Pan), all board members, minus Leanne Jackson, raised their hands and voted.

Motion to adjourn the meeting at 6:45pm all in favor.