

Todd Creek Farms Homeowners' Association
c/o Trinity Association Management
11859 Pecos St. Suite 200
Westminster, CO 80234
bret@toddcreekfarms.org

March 15, 2023

SENT VIA EMAIL, USPS CERTIFIED
MAIL RETURN RECEIPT REQUESTED AND HAND DELIVERED

RE: DEMAND FOR REDRESS OF NOVEMBER 15, 2022 BOARD ACTION.

Dear Todd Creek Farms Homeowners' Association:

I/we are member(s) of the Todd Creek Farms Homeowners' Association ("TCF HOA" or "Association"). We are writing to demand redress. On November 15, 2022, the Association's Board of Directors (the "Board") held a private meeting whereby both Jason Pardikes and Wendi Setchfield resigned. Jason was then appointed to fill the remainder of Wendi's term and Wendi was reappointed to fill the remainder of Jason's term. This "swap" was done by resolution and approved by the three other board members. As a result of the swap, Jason's term would end in November 2024 and Wendi's term ended in November 2022 when it should have Jason's term that ended in 2022.

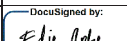
This "swap" was done in contravention of 1) the Board's fiduciary duty to the TCF HOA; and 2) in contravention of the Voluntary Director Code of Conduct and Ethics (effective 2/3/2020), specifically "Directors should" #'s 1, 2, 3, 4 and 7 as well as "Directors should not:" #3.

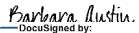



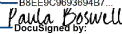



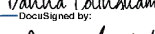
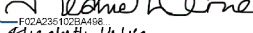
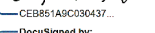

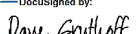
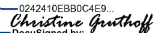
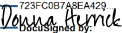
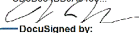
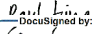
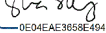
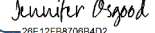
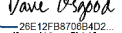
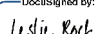
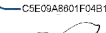

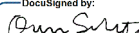
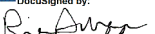
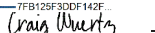
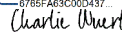
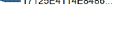
Number 7 above, specifically states that Directors should, "7. Conduct open, fair, and well-publicized elections." By reappointing Jason to a position with a term ending in 2024 through this "swap," after his term had technically ended, it is clear that this Board had no intention of conducting an *open, fair, or well-publicized* election – only an election that suited the Board members' own desires. As Board members you have a fiduciary duty to do what is right for the TCF HOA and it is clear that this action taken on November 15, 2022, was not done to benefit the TCF HOA.

This action violates our rights as homeowners/members of the TCF HOA to elect the leaders of our community. When the Board of Directors can choose at-will who must run and who is shielded from accountability by taking secretive, backroom actions, the Board effectively circumvents our right to hold meaningful elections. Due to these actions, the election which followed the "swap" was not a true election – it was a fixed election – fixed by our own Board.

We **demand** that this "swap" be undone, the most recent election be voided, and the TCF HOA hold a proper election whereby Jason may either step down or run for re-election per his *actual term* so that the TCF HOA community members may cast votes regarding his fitness to govern this HOA. Please confirm via email to TCFHOAnotification@gmail.com that this will be done no later than 11 business days after receipt of this letter. Thank you.

Sincerely,
TCF HOA Homeowners (Signatures and address below).

Owner Name/Trust Name	Signature / Date	Address
Edie Apke	<small>DocuSigned by:</small>  3/16/2023 <small>21B18BBBA59E4D4...</small>	15510 Galena St.

Barbara Austin	 DocuSigned by: Barbara Austin.	3/16/2023	15320 Fulton St.
Kathy Blanchard	 DocuSigned by: Kathy Blanchard	3/16/2023	9700 E. 148th Place
Bohlender Jerry L. & Bohlender Georgina Living Trust	 DocuSigned by: Georgina Bohlender	3/15/2023	9151 East 145th Ave.
Steve Bornmann	 DocuSigned by: Steve Bornmann	3/16/2023	10250 E 151st Court
Paula Boswell	 DocuSigned by: Paula Boswell	3/18/2023	15210 Florence St.
The Julie M. Branting Trust	 DocuSigned by: Julie Branting	3/18/2023	14981 Clinton St.
Carl Brzozowy	 DocuSigned by: Carl Brzozowy	3/17/2023	14660 Akron St.
Lisa Barlow	 DocuSigned by: Lisa Barlow	3/17/2023	14660 Akron St.
Danna Colingham	 DocuSigned by: Danna Colingham	3/16/2023	9100 E. 159th Ave.
The Cone Family Trust	 DocuSigned by: Elizabeth Cone	3/15/2023	15710 Boston St.
Elizabeth A. Delisa Living Trust	 DocuSigned by: Elizabeth Delisa	3/17/2023	15051 Clinton St.
Daniel & Debra Dougherty Revocable Trust	 DocuSigned by: Daniel Dougherty	3/18/2023	15795 Akron Street
Dave Gruthoff	 DocuSigned by: Dave Gruthoff	3/16/2023	9457 E. 153rd Ave.
Christine Gruthoff	 DocuSigned by: Christine Gruthoff	3/16/2023	9457 E. 153rd Ave.
Donna Herrick	 DocuSigned by: Donna Herrick	3/18/2023	15210 Florence St.
John Joyner	 DocuSigned by: John Joyner	3/17/2023	14610 Akron St.
Paul King	 DocuSigned by: Paul King	3/16/2023	9201 E. 153rd Ave.
Shari King	 DocuSigned by: Shari King	3/17/2023	9861 E. 151st Place
Jennifer Osgood	 DocuSigned by: Jennifer Osgood	3/15/2023	9507 East 153rd Ave.
Dave Osgood	 DocuSigned by: Dave Osgood	3/15/2023	9507 East 153rd Ave.
Anitra Rock	 DocuSigned by: Anitra Rock	3/17/2023	15220 Fulton St.,
Leslie Rock	 DocuSigned by: Leslie Rock	3/17/2023	15220 Fulton St.
Chuck Payne	 DocuSigned by: Chuck Payne	3/18/2023	9160 East 155th Ave.
Keith Seabaugh	 DocuSigned by: Keith Seabaugh	3/16/2023	9930 E. 149th Ct.
Owen Schaeffer	 DocuSigned by: Owen Schaeffer	3/16/2023	15635 Dallas St.
Ria Schaeffer	 DocuSigned by: Ria Schaeffer	3/16/2023	15635 Dallas St.
Craig Wuertz	 DocuSigned by: Craig Wuertz	3/16/2023	14930 Akron St.
Charlie Wuertz	 DocuSigned by: Charlie Wuertz	3/16/2023	14930 Akron St.