Hanna v HOA, Emdad, Brian - Timeline

May 5, 2026: While serving as President, I formally expressed performance concerns, outlined director responsibilities, and discussed the need for a re-vote on board expansions. These items were documented in the official meeting minutes (5/5/2026 board meeting minutes).

May 13, 2026: Courtney (VP) and I were both concerned about the board performance so I sent a letter to Sterling Heights City Manager asking if the city was open to dissolving the HOA. After not hearing back I sent a follow-up on May 19th. On June 1st, I received a reply from the Assistant City Manager that the city is not open to dissolving the HOA. Courtney was cc'd on all of these emails. Steve has documented text messages with Courtney discussing inaccurate/unreliable budget actuals, missed invoices, late payments.

May 30, 2026: With no board performance improvement observed, I stepped down. Because individual board members cannot remove underperforming directors (a community recall and majority vote is required), my hands were tied. I left the board with suggested transition items, specifically urging them to pursue the multi-year delinquencies. I wanted to give them time and space to course-correct. I have successfully collected $2.25K in multi-year delinquency and urged the board (in group text message) to collect the remaining $3.5K+ for 2 units with 3+ year delinquencies from homeowners who have never paid any dues after closing on their property. This was a root cause of fixing recurring budget shortfalls.

July 1, 2026: My transition meeting was specifically scheduled to hand over system access and credentials. After completing the hand-over with no questions or requests from the board, I was asked to drop off the call. Board unanimously voted

July 8, 2026: Board sends communication on $40 special assessment and 8/3 elections for the 1-year directors without revote needed to confirm expansion. The board had previously discussed in writing on group chat that "special assessment" requires 60% homeowner approval and the "special assessment" section (2 b) is right below "additional assessment" section (2 a). They only changed the justification from "special assessment" to "additional assessment" 2 days after I formally expressed the concern (on 7/10). My request for itemized budget justification was ignored. I sent a separate note formally expressing the board expansion needs a re-vote before scheduled elections can proceed and I did not receive a reply on that.

July 20, 2026: After 12 days of board silence, I sent a reminder on the disputed board expansion. They replied they were "checking with Windmill" despite this exact issue being discussed and noted in our May 5th board meeting minutes. I also requested a transparent financial disclosure to understand the budget gaps justifying the $40 assessment.

July 22, 2026: I sent the board a reminder of their legal obligations for disclosure within the 5 business day window and they can be personally liable for failure to follow the law (they have ignored my initial request for disclosure on 7/8). The attorney was retained on 7/23.

July 24, 2026: I received partial disclosure from the board. I provided immediate acknowledgment of receipt and mentioned that I would follow up after my review.

July 27, 2026: After my review revealed inaccurate/partial financial statements, I requested clarification on budget and missing anonymous delinquency aged report. I gave 2 business days as a grace period. The board did not respond or provide acknowledgement of receipt as requested.

July 28, 2026: Board cancels the scheduled 8/3 director elections with vague message to the community.

July 29, 2026: I received an email from the HOA attorney regarding my concerns that she has been retained to represent the HOA. I provided a prompt acknowledgement.

July 30, 2026: Since the board has remained unresponsive to these formal requests, I determined the best course of action is to have an open, transparent community discussion on financial and legal issues that affect all of us, so I sent out an email outlining my concern to community members.

July 31, 2026: Still no response from the board on serious issues. One director (Courtney the VP) sends out a resignation letter to the entire community where she characterizes my lawful requests for transparency as "threats" and "interrupting day-to-day operations". I send an email with this timeline to the community to defend my character and provide context.

August 1, 2026: I send an email highlighting the financial mismanagement to the community sharing the budget actuals disclosed by the board to highlight inaccuracies and $40 assessment has no clear mathematical justification.

August 3, 2026: HOA attorney sends acknowledgement and stated "I am actively working with the Board regarding your ongoing email requests. The Association expects to provide a broader substantive update sometime in the near future."

August 15, 2026: I sent a HOA attorney a copy of the DTE bill delivered to my home address showing $4K balance with shutoff notice. I reiterate this ongoing negligence is exposing the HOA to liability and she as the HOA attorney should advise legally recognized directors of their legal obligation for this volunteer role. I also requested clarification of the recognized directors and their officer titles to know who is Treasurer.

August 21, 2026: She replied with a vague message. Most concerning is the plot below. This is proposed by Brian to work around the law. The document they possess shows mathematically certainty of reaching the 50% threshold required per bylaw is not possible to confirm and reasonably in doubt considering we had a handraise vote WITHOUT counting the hands. In a room of 41+ people, visually distinguishing 3-5 hands (threshold for confirmation) WITHOUT counting is unreliable and thus unconfirmed, especially since some of the attendees were ineligible to vote.

Maple Woods of Sterling Heights Homeowners Association
Meeting Minutes

Date: May 5, 2026
Time: 5:00pm
Location: Virtually via Google Meet
Type of Meeting: Board

1. Call to Order
• Meeting called to order at: 5:05pm

2. Attendance
• Steve Hanna - President - **Present**
• Courtney McGuire - Vice President - **Present**
• George Mitri - Treasurer - **Present**
• Alexa Settles - Secretary - **Present**
• Brian King - Director - **Present**

3. Old Business

Street Lights
• DTE street lights installation completed mid-January 2026.

4. New Business

. Board Operations & Roles

- Reviewed and realigned on each board member's role and responsibilities

2. Board Elections

- Discussed holding a vote to extend from 3 to 5 directors. Written documentation and record of all votes is required.
- Confirmed all current directors (Steve, George, and Brian) are continuing through end of 2-year term in summer 2027
- Discussed 1-year term director elections at the upcoming annual meeting

3. Communication Protocols (New Standards)

- Discussed all homeowner requests must be submitted through PayHOA — no personal calls/texts
- Discussed all postal mail directed to the HOA mailing address:

  Maple Woods HOA 4444 2nd Ave STE 38629 Detroit, MI 48201

- Reviewed all shared email inbox forwarded to directors' personal emails for postal mail scans
- Reinforced all vendor communications must go to the shared inbox;
- Vendors to be set up in PayHOA for direct invoice submission and payment tracking - Owner: **Alexa**

Maple Woods of Sterling Heights Homeowners Association
Meeting Minutes

Date: July 1, 2026
Time: 6:30pm
Location: Virtually via Google Meet
Type of Meeting: Board

1. Call to Order
- Meeting called to order at: 6:31pm

2. Attendance
- Steve Hanna - **Present**
- Courtney McGuire - Vice President - **Present**
- George Mitri - **No Present**
- Alexa Settles - Secretary - **Present**
- Brian King - Director - **Present**
- Emdad Ahmed - **Present**

3. Old Business
Street Lights

- DTE has not yet begun billing the Association for the streetlight loan payments.
- George will investigate the status of the account and provide an update at the next board meeting so loan payments can begin.
- DTE has not responded to multiple requests regarding repairs to the irrigation system damaged during the streetlight installation.

Special Assessment

The Board unanimously approved a **$40 special assessment per household**, due **August 31, 2026**, through PayHOA.

The assessment will fund:

- Repairs to sprinklers damaged during DTE's streetlight installation. Under the original Windmill development agreement, DTE is not responsible for these repair costs.
- Replacement of the stolen backflow preventer serving the community irrigation system. The replacement will include a locking device to help prevent future theft.
- Additional administrative expenses related to required mailings, elections, delinquent dues notices, and replacement mailbox keys that were not provided by Windmill.
- Restoration of the Association's legally required reserve fund.

Homeowner Communication

Brian will draft the homeowner communication to be distributed through PayHOA. The communication will include:

- Board election information and voting date
- Introduction of the new Board President