

January 4, 2025

Andrew Strom  
N467 297th Street  
Eau Galle, WI 54737

Dear Andrew,

The CCR's (our governing documents) list an error in the wording of a physical description in the second amendment to the CCR's:

[The Declaration references 41 lots, numbered 1-41; however, Lot 1 and Lot 41 of the plat of Majestic Woods South have now been platted as Units 1 and 2 of the plat of Majestic Woods South Condominiums. Any reference to the formerly described lots shall be understood to mean the lots as actually platted.]

It lists lot #41 as the lot being converted to Unit 1, but from the plat map you can see that the actual lot was #40. Dunn County reflects the correct listing of lot #41 as a residential lot.

The reason I'm bringing this to your attention is because the board must figure out who is eligible to vote. The CCR's indicate that for an associate to call a special meeting, five members are needed to do so. I have five members who are ready to call a special meeting. We'll be notifying you soon.

Wisconsin Statutes are clear on the distinction between HOA's and Condominium Associations:

710.18 Homeowners' associations; regulation.

(1) Definitions. In this section:

(a)....

(b) "Association" means an entity that is created to manage or regulate, or to enforce covenants and restrictions for, a residential planned community and that consists of members, stockholders, or other owners substantially all of whom are owners of residential lots that are part of the residential planned community. **"Association" does not include a condominium association, as defined in s. 703.02 (1m).**

The nine condominium lots are not within legal jurisdiction of our HOA. Document #532416 and document #532418 share similar language suggesting that they are associated. They are not. State statutes dictate precedence. Unless of course there was some sort of legal transfer between the two separate associations prior to the dissolution of the condominium association in 2015. There is no record of this at Dunn County Register of Deeds. If a legal instrument exists to examine, please let me know.

Andrew you have an important fiduciary duty to this association which you have failed countless times over. It's quite appalling that the remaining board members condone your actions and behavior. They too are complacent. They too need to be removed from the board.

I have sent you numerous requests for information. Twenty-two letters to be exact. All regarding a wide range of concerns that I have with the way you have conducted yourself as the CEO of this association.

All letters unanswered!

You've gone as far as rejecting certified mail I've sent you?!!!

*You simply act like a child!*

You have shirked your fiduciary duty. You are dishonest and unethical.

Sincerely,

Scott Ellis