



Angel inTheBayArea <angelrittenburg@gmail.com>

Introduction

Hale, Helen (MYR) <helen.hale@sfgov.org>
To: Angel inTheBayArea <angelrittenburg@gmail.com>
Cc: Stephanie Pappas <stephpappaspi@gmail.com>

Tue, May 28, 2024 at 7:45 AM

Thanks for taking the time to check in with me, Angel. I appreciate your background and your sharing of your experiences. 1760 Bush did disaffiliate from CCSD after RAD conversion, but had been in the process of re-affiliation until the recent problems. I think one of the struggles with TAs is that the residents of a building are expected by HUD to hold accountable their elected TA board members. That works well when you have relationships that work, but when you have a group or even an individual who has specific ideas for their building or use of the funds then it can go a bit sideways. TAs are supposed to have checks and balances to manage this situation such as multiple signatures on the checking account, a majority vote at general meetings, a \$100 limit on expenses unless general membership vote not just TA, a quorum for the Board and at voting at their meetings (at least 3 officers) and elections of officers every 3 years or if folks resign or leave in the interim when below quorum.

As you point out there are a number of things happening here that seem of concern. Unfortunately the City doesn't have oversight over TAs just the residents of each building, but I am happy to sit down with residents if needed and talk through the process as I know CCSD members would also be available.

Helen

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Angel inTheBayArea <angelrittenburg@gmail.com>

Introduction

Hale, Helen (MYR) <helen.hale@sfgov.org>

Tue, May 28, 2024 at 9:28 AM

To: Stephanie Pappas <stephpappaspi@gmail.com>, Angel inTheBayArea <angelrittenburg@gmail.com>

I heard from both CCSD and Margaret that 1760 Bush was affiliating with CCSD. Given that I am not part of CCSD nor a resident of 1760Bush my information would be via word of mouth.

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From: Stephanie Pappas <stephpappaspi@gmail.com>

Sent: Tuesday, May 28, 2024 8:52 AM

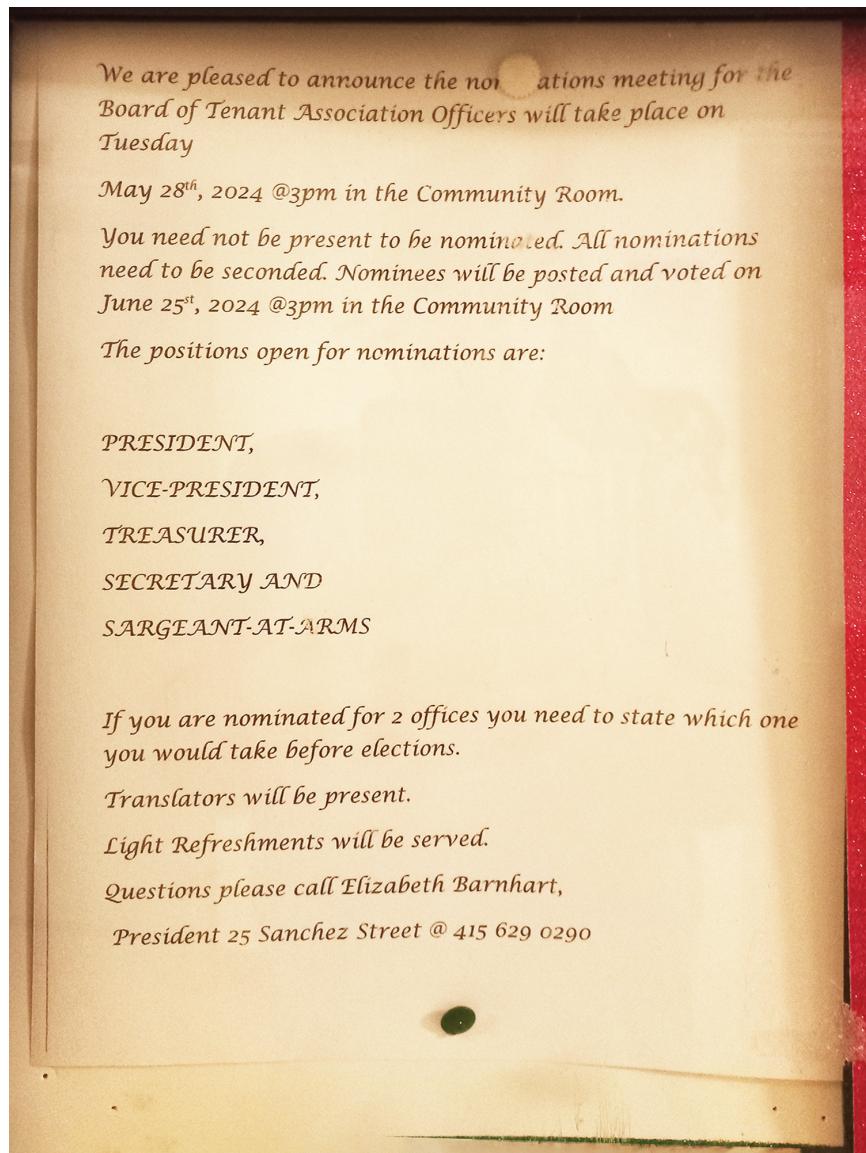
To: Angel inTheBayArea <angelrittenburg@gmail.com>; Hale, Helen (MYR) <helen.hale@sfgov.org>

Subject: Re: Introduction

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Nomination and Election Flier posted 5/14/2024

These fliers were posted in both elevators, on each floor at the elevator, and in the "Community Bulletin Board". Margo controls access to the CBB.



Irregularities which invalidate flier:

No Date on flier

No Board Officer signed on.

No Indication this is from any TA Board

Timeline:

Date posted is 5-14-2024

"Nominations" 5-28-2024

Notice provided is only 14 days

The Law states "(at least 30 days) for nomination and election"

No description of:

- Procedures
- Eligibility Requirements
- Role Requirements
- Term of Service

Elizabeth Barnhart is listed as the contact for questions. She nor the group she represents is not identified in any way as an Independent Party.

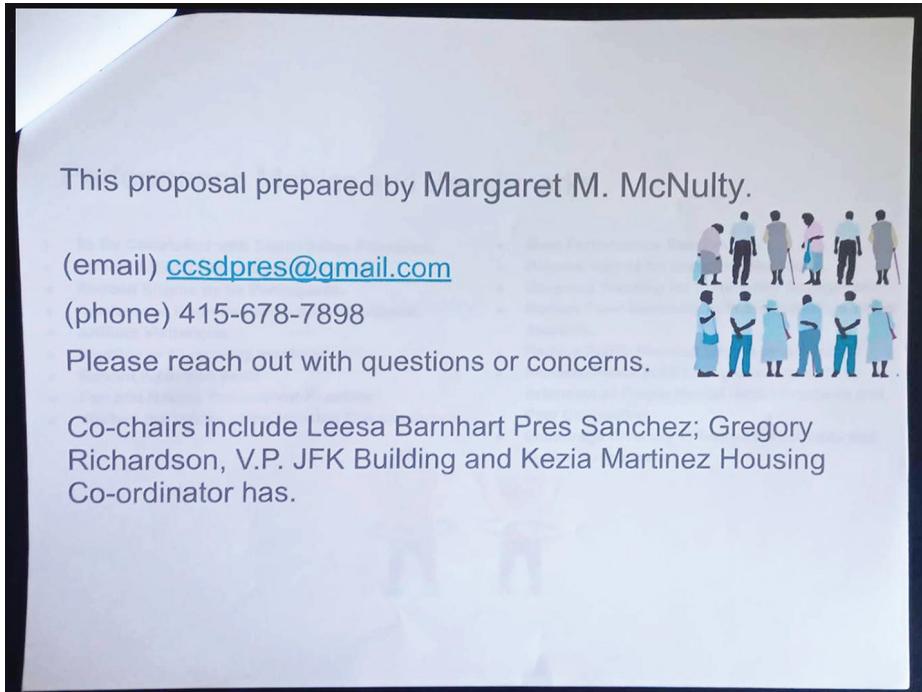
"All voting members of the resident community must be given sufficient notice (at least 30 days) for nomination and election. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections."

[https://www.ecfr.gov/current/title-24 subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130\(a\)\(5\)](https://www.ecfr.gov/current/title-24 subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130(a)(5))

Margo claims she "inherited" Bylaws that allow her to give less than 30 days notice. When Angel challenged her citing The Brown Act, she became dismissive and began her Trumpian Denial & Deflection Campaign and continues to refuses to acknowledge the statute.

RCA Proposal

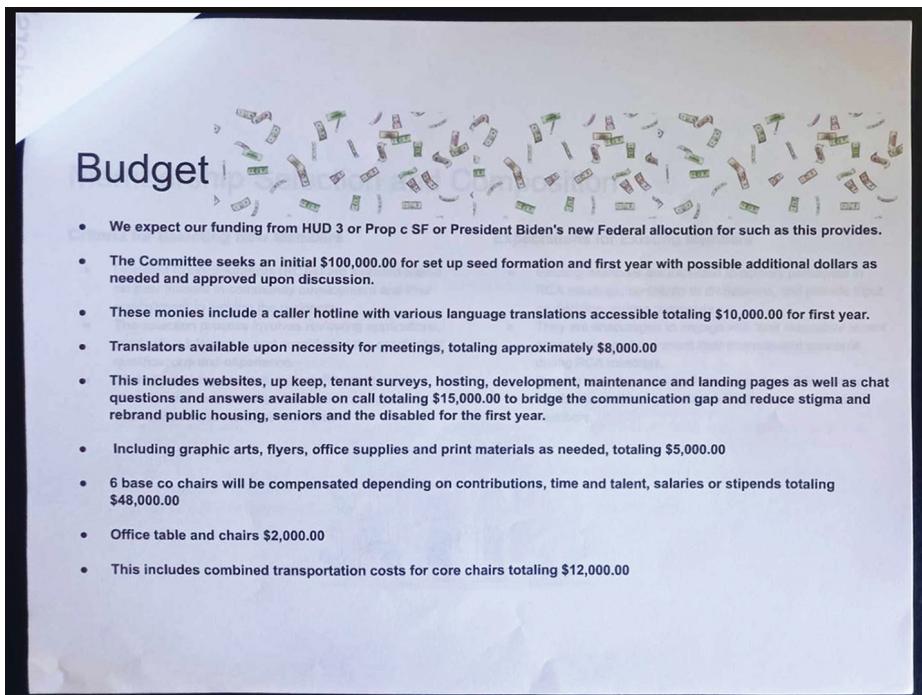
Margo wants a new government agency to oversee SFHA and CCSD



Poaching other Organizations

CCSD Email address
1760 TA Phone number
Kezia Martinez ? Printing
? Meeting Travel

CCSD Affiliates Sanchez St TA/
Elizabeth/Leesa Barnhart



Budget is unrealistic

Margo may claim the numbers are “placeholders” but her priorities are clearly visible:

- Creating a Gov’t Agency in her own vision which she is the central figure

RCA Proposal cont'd

Margo wants a new government agency to oversee SFHA and CCSD

Tenant Associations

Background and Purpose

Resident Council Advisors (RCA) plays a crucial role in the oversight and governance of the Citywide Council Senior/Disabled (CCSD). They serve as a representative body for residents, advocating for their rights and interests.

Governance and Oversight

Tenant associations work closely with the RCA to ensure effective governance and oversight. They collaborate on decision-making processes and monitor the performance of the RCA.

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RCA role is to govern CCSD. Really.

Did you read what I read? Is this a proposal to oversee the agency she was recalled from?

This is vengeful and vindictive.

RCA provides no new solutions to any of the existing issues with the HUD/RAD Program, SFHA, or CCSD agencies.

Governance and Oversight

- Implementation Committee tasked with advising, informing, guiding and expanding the reach of CCSD and its' affiliates.
- Committee works as working group under the Housing Commission over the CCSD.
- Committee is subject to oversight from the Housing Commission.
- Responsible for day-to-day performance requirements.
- Committee not governed by Brown Act.

Who needs The Brown Act anyway? It's from the '50's

Because Margo's practice of holding secret meetings that were not in compliance with advance public notice requirements is common knowledge, so she can just forget about compliance?

Margo has not:

- Held a public board meeting
- Made a public notice for said meet
- Pre-posted an agenda
- She has no consequences for many of these actions.

from McCully 1760 Bush

APPROVED TA EXPENSES

- 1
- 2 **GENERAL MEETINGS**-Luncheon costs-Average \$1000-\$1500 ea Quarterly
- 3 **BOARD MEETINGS**-Luncheon approved in consideration of budget/ REFRESHMENTS, TOO
- 4 **BANK FEES**- Charged when balance falls under \$1000 CHECKBOOKS as req.
- 5 **OFFICE EXPENSES**- Telephone & internet services-not to exceed \$100 monthly
- 6 **COMPUTER**- software updates, spyware, etc. as needed basis
- 7 **COPIER**- services, ink, toner, copy paper-as needed basis
- 8 **OFFICE SUPPLIES**-task completion materials, stapler, tape, pens etc. costs of doing business- limited budget/ LOBBY DECORATIONS/ HOLIDAYS including glass case in lobby
- 9
- 10 **NEWSLETTER**- Building announcements **DOOR-TO-DOOR DELIVERY HUD PROTECTED** \$40. Posts to include language Translations Russian & Chinese matching Language w each resident
- 11
- 12 **CLEAN UP/ SET UP/ KITCHEN HELPERS**-Rotate helpers- **HUD PROTECTED RAD Recognized** \$40.
- 13 Each quarterly meeting not to exceed \$100./\$120.
- 14 **ELECTION MODERATORS**-Independent Professionals require impartial oversight \$100. Each event. **CRAIGSLIST SOLICITING** \$10.each ad
- 15
- 16 **TRANSLATORS**- \$50-\$100 MAX Depending on experience & expertise-quarterly
- 17 **TRANSPORTATION**- Officers on official business, off sight meetings, CCSD, City Hall, Bank runs mileage when gathering supplies for meetings
- 18
- 19 **STIPENDS**- TENANT BOARD OFFICERS- \$33.00 MONTHLY &/or \$40. As of 4/1/23

ALL EXPENDITURES APPROVED AS REIMBURSEMENT ONLY!

CHECKS REQUIRE 2 SIGNATURES FOR SECURITY & SAFETY

- 20
- 21
- 22 **ALL ITEMS** -under \$100 approved by President
- 23 **ALL ITEMS**- over \$100-\$250.= Board Approved
- 24 **ALL ITEMS**- **\$250.** & Above- needs majority general Tenant Vote
- 25 **MISCELLANEOUS COSTS INCLUDE**- discretionary Tips for delivery drivers, year end presents fo staff personnel, Mgmt, Resident Svcs, maintenance, handyman, accounting office
- 26
- 27 t e n a n t

***Citywide Council Senior/Disabled
Jurisdiction-wide Tenant Association in San Francisco***

Martha Smith, VP; Michael Zornes, Treasurer, Stephanie Pappas, Secretary; Lily Robinson, Sgt at Arms;
Directors: Reggie Darty, Sadette Krasniqi, Beejinmaa Tserendondog & Francis Harward

May 1, 2024

From: CCSD Board of Directors

To: Affiliate Board Members

RE: Vote to Revoke Membership M. McNulty, president 1760 Bush St. Tenants Association

On April 25, 2024 Members of the CCSD Board of Directors Voted on a carried Motion (from March 28, 2024) to recall our January 25, 2024 appointment of Margaret McNulty, president of 1760 Bush Street Tenant Association, as CCSD's Interim president of the Board of Directors.

On April 25, 2024 upon learning of the above actions and the Board's concerns, the General Membership Moved to hold a Vote to Revoke Margaret McNulty's membership in CCSD. This would not affect 1760 Bush Street's affiliation with CCSD, other Board members could attend.

That Motion carried and the Vote to Revoke Membership will be held on May 30, 2024 during our General Meeting starting at 12:00 pm (pending the adjournment of the 11:00 am Board meeting at the same location.)

Please inform all of your board members of this development. We hope to see you for the vote at 12:00 pm on May 30, 2024 at 3850 18th Street in San Francisco. The vote will be held by secret ballot and will require a $\frac{2}{3}$ majority vote of those present (with a minimum quorum of 15 members) to carry the Motion.

CCSD Board Member detailed concerns about the behavior of interim President
Margaret McNutly March 28, 2024

Appointed as our interim president for the remainder of 2024 by the CCSD Board on January 25th (after a six month probationary period), Margaret seems to misunderstand her role as chair of our Board. She has acted without the board's prior knowledge or consent, and created a hostile environment in which she threatens to expose her detractors for losing professionalism in the face of her game playing.

Here are some highlights of a longer list of circumstances and situations:

1. Tried to conduct business to half the Board by text and emails;
2. Went behind the Board's collective back and acted without our knowledge- let alone agreement or consensus -many times.
 - i. Including writing letters about MOU contracts to SFHA and HUD that board still hasn't seen; despite our asking; and
 - ii. Including efforts to form a "compensated" oversight committee that sits above CCSD and its members.
3. Acted unilaterally, for example: Overruled three elections committee members by stating "I am approving" the weekend meetings (which MM had scheduled.) Made her own fliers versus the standard ones created by the secretary. Has not shown us a copy of that flier as requested.
4. Gave less than 48 hours notice to board members (to 4 of us, by text) of the consulting meeting with Brytebridge re the 5013c (Wed. afternoon for Friday midday) then complained later that no one attended it with her.
5. Scheduled weekend meetings, and last month the Board asked for them to be rescheduled, but STILL have no reports of the new dates, or if Margaret held nominations meeting on March 9, 2024 with President Elizabeth Jones at 2698 California Street, or not, despite asking her directly by email.
6. Declared herself our "governing officer" and made demands based upon this position;
7. Focused on and fueled argument with one board member versus hearing the concerns of the **majority** of Board: cannot talk to us directly, but demands 'mediation,' which we see as a *tactic*, not a sincere wish to communicate better.
8. Called the Board's concerns "nonsense" and "lies," *repeatedly*.

9. Canceled a proctoring assignment at Woodside meeting about a week out; then stated the next day that "the interpreters can't make it either." (ALL three?) Fortunately, she gave us a week's notice and didn't try to sabotage the meeting the day before it was scheduled. We were able to regroup. This move would have hurt Woodside residents and no one else.
10. Lied to the board about recording the contentious February Board Meeting. When exposed to the rest of the board- by her threats afterwards to share the recording with SFHA Commissioners- she then claimed that she had only recorded us "In [her] mind."
11. Insisted it was OK to record us, and insisted all future meetings will be recorded and we may not object because our small, PRIVATE Board meetings are, in fact, PUBLIC events with no expectation of Privacy- even when we had just voted to go into "Private Session." Even though the majority of us disagree with her. She declares what will be done!
12. Engaged in name calling ("Gestapo"), mocked with hand gestures, and generally talked over everyone who tried to share their concerns, yet she feels the need to expose others' behavior as problematic!?!?
13. Slandered and defamed fellow CCSD officers as 'dysfunctional' and disorganized to outside Agencies and Affiliate members at
14. Secret meetings that the Board did not know about until after- when it was reported by residents; has made no effort to even discuss with Board members.
15. Enlisted our Chinese language interpreter, hired for Rosa Parks Nominations meeting, to collect signatures for her petition/proposal defaming CCSD (which casts a pall over *all* of the signatures on her list);
16. Allegedly dismissed Affiliate resident's concerns at a secret meeting about "where is the rest of the Board?" with "I am the president."
17. When we successfully kept our February Board Meeting argument out of the General Membership Meeting that followed it, after the meeting Margaret loudly confronted Stephanie about "mediation" and then talked over her answer, in front of several general members who were milling about, reigniting the fight and

causing an outburst from Stephanie. (Perhaps to promote her petition of alleged "dysfunction"?)

18. Used our Chinese language interpreter to collect signatures from Chinese speakers who did not know what they were signing. Interpreter said her supervisor, Margaret, asked her to collect signatures, so she was doing as she was told! The plain page looked like a regular meeting sign-in sheet with the word "petition" handwritten at the top of it.
19. Insisted on Friday night and Saturday texts to Board members (half of us, remember) when we said we don't want to work weekends-- but she wants to 'work 24/7' so, we ALL have to. Seemed like trying to provoke angry responses by repeatedly doing this behavior.
20. Wrote us an apology letter (June 2023) for leaving CCSD after losing the election in which she promised to make her presidency "a group effort , " and that she would "listen, listen and listen some more," but instead, has held NO discussions with us at all prior to going out and "representing "us- we thought as our TEAM MEMBER, but instead it seems she has chosen to portray us in a very negative light.
21. Doesn't know the rules, guidelines or regulations. For example allowed incorrect bylaws at 1760 Bush and then spread those bastardized bylaws as training materials despite being shown the proper bylaws that we were giving to Affiliates. When asked about it, said that she had "inherited" those bylaws- so it wasn't her fault. She has a responsibility to understand how things are supposed to work and take care not to give out incorrect information.
22. Margaret has been disloyal to this Board and should not be allowed to further represent this group- we just cannot trust her after these actions of telling everyone that we are disorganized and dysfunctional. Spreading lies about why Peter left after only three months. She was not here, she does not know.
23. We could go on, but the main reasons for our discontent are listed herein.

March 28, 2024

Re: Margaret McNulty, Appointed January 25, 2024- for remainder of the year

As our interim president, Margaret has acted independently of the Board, without any prior discussion or approval.

Despite our objections to this behavior at the February Board meeting, it has been brought to our attention that Margaret has held additional meetings and discussions at affiliate buildings which the Board had no prior knowledge of nor the opportunity to attend.

Margaret has slandered this Board as "dysfunctional" and disorganized to both SFHA and Affiliate members and residents, as she has collected signatures to promote her 'paid oversight committee' based on defaming us.

This malicious and deceitful behavior, and the conflict of interest it creates, demonstrate that Margaret does not have the best interests of CCSD, or its membership in her mind.
