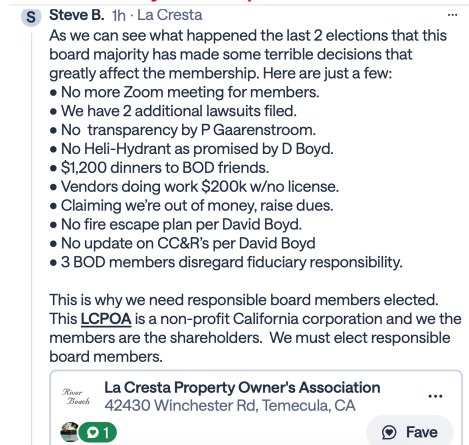


STEVE BROWN'S BULLET POINTS

Below is a recent post on social media which was removed a few hours later for unclear reasons. In his classic style, Steve often writes things lacking basis or proof. Let's unpack it.

Steve's July 2026 post on NextDoor:



Our Reply to each of Steve's above bullet points:

1. **"No More Zoom Meetings for Members"**

Steve, you have only your side to thank for the loss of Zoom, which conveniently provided expanded access to LCPOA's monthly meetings. The reason Zoom was removed is because Board Minority supporters continued to secretly record the POA meetings (using their Zoom access) and then posted these clips on You Tube. This is not only unethical, but a violation of CA code 632. Despite multiple warnings, the activity continued. These posts appeared to be an ongoing attempt to slander and humiliate LCPOA volunteers while silencing others. This is why the Zoom meetings have been paused. There is no legal requirement to provide Zoom to the membership, and we all believe it to be a big loss to those who were not involved in this dishonest behavior.

2. **"We Have 2 Additional Lawsuits Filed"**

According to Steve, who recently posted on social media that he warned us when he ran for office in fall 2025, more lawsuits would subsequently be filed. That turned out to be false. We are not sure what Steve is referring to when he says, 'We have 2 additional lawsuits filed'. Both of the lawsuits were filed prior to Steve's bid at a Director seat. The only subsequent filing was a cross complaint which is technically part of the 2nd lawsuit. The Lawsuit count however, does not include the lawsuits/complaints which were filed in 2023 by former Board Director, Vince Scarpino and a more recent lawsuit/complaint filed in 2025 by former LCPOA Board Candidate, Steve Brown (on behalf of his wife, Justine Brown). Those two complaints were never served by Scarpino nor Brown for unclear reasons, but they never-the-less contributed to an increase in legal and management fees and likely contributed to the loss of our insurance company (resulting in increased premiums and deductibles). The current lawsuits are as follows:

- a. Gene Prokhorenko lawsuit – Tentatively scheduled for August. (Lawsuit #1 – Filed Nov 2024)
- b. LCPOA vs Director Michael Ghafouri – LCPOA alleged Michael relocated dirt which led to a road hazard and this wound up being mitigated by the POA. To recoup the \$36,000 for this repair, after attempts at negotiation, the Association was forced to sue Michael. (Lawsuit #2 – Filed Oct 2025)
- c. Michael in turn filed a cross complaint to (b) above. (Related to Lawsuit #2 – Filed Dec 2025)

3. **“No Transparency by Paul Gaarenstroom”**

Steve alleges our Board Secretary and Treasurer, Paul Gaarenstroom is not transparent. What is it that Steve wants which is not available on LCPOA.com or LaCrestaPOA.com? Steve makes these statements with no details to substantiate his claims or requests. These websites contain our annual Budgets and detailed Monthly Balance Sheets. In addition, the Finance Committee report is presented at each monthly meeting. Again, what is not transparent about this? As long as we are talking about transparency, where did you get the copy of the unredacted check, Steve?

4. **“No Heli-Hydrant as Promised by D Boyd”**

Steve Brown appears to have some type of opposition to Heli-Hydrants/Heli-Pods as evidenced by his statements in 2025 at a public forum where he insisted these would not make a difference in airtime for water retrieval. Steve’s statements were in direct opposition with those of a Fire Captain who told Roy Paulson that Heli-Hydrants would be a huge boost to the fire safety in La Cresta. Director Boyd and members of his Fire Safety committee have met with a number of local agencies including Rancho. Recently Rancho Water announced Heli-Pods/Hydrants would be installed with a goal of early fall completion. We want to offer a huge THANK YOU to Director Boyd for helping see this project through; it was one of his campaign goals!

5. **“\$1,200 Dinners to BOD Friends”**

Steve Brown posted on social media, a copy of an unredacted LCPOA check for \$1028.34. This check was reimbursement for a Road Committee dinner (not a dinner for “BOD friends” as Steve suggested). This is a perfect example of Steve’s misleading posts. First, he bumps up the price to \$1200 in his post; why not just use the correct number? Second, he suggests this appreciation dinner was for ‘BOD friends’ which implies something dishonest to discredit the Board Majority. Wrong. It was solely to thank the Road Committee for their tireless efforts on our behalf. This appreciation dinner does not happen every year, but it is in the budget, and it is allowed per Davis Stirling and Powerstone. Here is a question for you, Steve. Who gave you a copy of the check? The ONLY people who had access to the unredacted check are Powerstone and our five Board Directors. This check image was provided to each of Directors in their board packets. Steve posted this unredacted check image on global Next Door meaning it was seen all over Riverside County. It contained all the details (account and routing numbers and signatory). To protect the Association, the account was closed, checks were canceled and legal advice was sought. We wonder what this cost the Association; likely more than \$1028.34.

6. **“Vendors Doing work \$200k with no License”**

At the recent POA meeting, it was announced that a \$14,000 (not \$200k) project contract was voided because that vendor was not licensed or was improperly licensed. Regardless, it was \$14,000 not \$200,000. Where did \$200k come from, Steve?

7. **“Claiming we’re out of Money/Raise Dues”**

Maybe he just doesn’t understand. Never, did anyone say, “We’re out of money”. What was said is that we have about 125 culverts (40-60 years old), many of which are finally starting to fail. Many need to be repaired to protect our roads. This will add substantially to Association expenses. In 2025, eight of them were repaired at a cost of \$378,776! Escalating legal and management fees associated with a handful of members have markedly increased unbudgeted expenses as well. Our current dues structure most likely cannot sustain these increasing expenses and a dues increase is on the horizon. That is what was said, Steve.

8. **“No Fire Escape Plan per David Boyd”**

Dave and his team are attempting to finalize three Shelter-in-Place locations on the plateau if evacuation roads are cut off. Watch for Fire Safety plans to be rolled out on LCPOA.com.

9. **“No Update on CCRs per David Boyd”**

This is news to those of us who have routinely attended LCPOA Board meetings and listened to Director Boyd’s regular updates on the progress of the Governing Documents Committee. You can read these updates for yourself in the 60 Second Wrap Up newsletter found on LCPOA.com

10. **“Three BOD disregard Fiduciary Responsibility”**

We are truly not sure what Steve is referring to here. Maybe he can elaborate? Aren’t there FIVE Directors on the board? Have any of them reported this? Are they all five guilty? Have any of them added it to the Board Agenda to discuss this? Called the POA Attorney to confer? Stood up during the three-minute open forum to bring it to everyone’s attention? NOPE.