
Aspenbrook Board Misconduct - Disparaging Homeowners (AB Conflict of Interest Policy (7)(K))

Daniel Parcher [REDACTED]
[REDACTED]

Wed, Mar 12, 2025 at 10:07 PM

Board Members,

Under the Aspenbrook Alternative Dispute Resolution Policy, I request a meeting with the Board of Directors to resolve this dispute.

The Board has taken the position that there is "a very strong correlation between transient rule violations and one-night rentals" (Feb. 3 Meeting). The Board further claimed that, because of homeowners who allowed one-night rentals, the neighborhood had "devolved" into a "Motel 6", become "uncomfortable", and reached a "boiling point". Houses offering 1-night rentals were portrayed as greedy ("just about the money"), characterized not as neighbors but as "investors", that callously harm the neighborhood. Disparaging comments such as these were made by Directors throughout the meeting.

I have received a response to a records request (Mar. 7) which states "[s]ome complaints have been noted as mentioned above but these do not pertain to your property and cannot be disclosed." This represents the entirety of the comments on complaints pertaining to my property in that records request response. In other words, the Board has claimed that there are no complaints pertaining to my property.

At the Board Meeting, the Board openly maligned my property and a small number of others (offering 1-night rentals) for being disproportionately responsible for transient rule violations. The Board did this despite a complete lack of complaints against my property. **As a result, you knowingly, falsely, represented my family and my property to my neighbors as being responsible for problems in the neighborhood.** Additionally, you attributed false and very unkind motives to me, my family, and my neighbors for doing so.

This kind of misconduct by an HOA is harmful to owners and to the community. It should come as no surprise to you that you cannot lie to homeowners about complaints against properties. There are a small number of properties that accept 1-night rentals, and you have disparaged all of them. You have simultaneously claimed to me that you had no basis to do so. You lied about me and my house, and you admitted to me that you did so. The harm that you have caused by doing this is real, and it is meaningful, and it must end immediately.

I am not looking to sue my HOA. I do not think that legal battles are the best way to solve problems. Here are the steps that this Board can and should immediately take to start to mend the harm you have directly caused me and my family:

1) Publicly retract your disparaging statements about my property

You have admitted privately that you have no complaints against my property. You should do so publicly so that my neighbors can stop laboring under your accusation that, because I allow 1-night rentals, I cause problems in the neighborhood. This also applies to every other property in a similar situation to mine.

Let me be clear, your false statements about homeowners that allow 1-night rentals constitute misconduct. Your statements about the motives of those homeowners constitute misconduct.

2) Publicly retract your statements disparaging our neighborhood

This is my neighborhood too. Even if it weren't directed at me, you'd still be talking about my neighborhood in a disparaging way, and this still harms us.

Your records request says "[t]he Board does not maintain any aggregated data, trends, or reports on complaints. The last known summary of complaints was in 2022." - March 7th 2025. It's worth noting that the 2022 data contained nothing tying any complaints to length of stay. It's not even apparent whether those complaints were about guests or owners. This response admits that there is nothing tying 1-night renters to problems in the neighborhood. Yet you have made disparaging statements about our neighborhood to the contrary. Calling our neighborhood a cheap motel while knowing you have no basis to do this is harmful to all of us and is misconduct in your position as Board members.

I do not want this conflict to escalate further, but I am committed to holding this Board accountable for its misconduct. Please do not continue to drag my neighborhood and my property through the mud as you have done. Please take steps to repair the harm you have caused. If you feel that you are unable to operate on the Board without disparaging homeowners or the neighborhood, you should resign from your position on the HOA.

Sincerely,
-Dan Parcher