

EMAIL 001

From: Vicki Hack <v.hack@insightbb.com>
Sent: Tuesday, January 10, 2012 7:33 AM
To: Beller, Jennie; Miller, Sally
Subject: condo mgr convicted

Hope you all are doing well, pls Click website at very bottom of email.
thanks, Vicki Hack

On Jan 7, 2012, at 12:27 PM, "Glenn Thomas" <glenn@hartcountyrealty.com>
wrote:

This same thing could be happening at the Harbours!

Glenn Thomas, ALC, CCIM, CLS
Accredited Land Consultant
Certified Commercial Investment Member
Certified Land Specialist
Mossy Oak Properties/Hart Realty
819 Main Street
P.O. Box 456
Munfordville, KY 42765
270-528-4026 cell
270-524-1980 office

http://www.wcpo.com/dpp/news/local_news/investigations/I-Team-Woman-pleads-guilty-to-massive-thefts-from-12-condo-associations

EMAIL 002

From: Vicki Hack <v.hack@insightbb.com>
Sent: Monday, December 05, 2011 10:46 AM
To: thomashpike@cs.com; Glenn Thomas; Betty Cantrell; Beller, Jennie; Miller, Sally
Subject: Fwd: KZ mailed out 4 page letter & picture of Homeowners that attended Haleys Trial
Attachments: 2011 KZelection letter sent out.pdf

----- Forwarded Message -----

From: Vicki Hack <v.hack@insightbb.com>
To: Larry Wilder <lowilder40@aol.com>
Sent: Mon, 05 Dec 2011 13:43:12 -0500 (EST)
Subject: KZ mailed out 4 page letter & picture of Homeowners that attended Haleys Trial

Kevin Zipperle mailed out a 4 page letter & a picture to Harbour Homeowners of people that attended Haleys Trial, in my opinion to intimate Homeowners.

EMAIL 003

From: Vicki Hack <v.hack@insightbb.com>
Sent: Friday, August 19, 2011 12:46 PM
To: Miller, Sally; Beller, Jennie
Subject: Re: HB 1058 Thanks!

Sally and Jennie,
Any updates with the AG at the Harbours? The Board and Staff seem to be more bolder than ever. Are we on our own?
thanks,

EMAIL 004

From: "Vicki Hack" <v.hack@insightbb.com>
To: "Sally Miller" <Sally.Miller@atg.in.gov>, "Jennie Beller"
<Jennie.Beller@atg.in.gov>
Sent: Thursday, April 7, 2011 10:51:43 AM
Subject: HB 1058 Thanks!
Sally and Jennie,

Thanks so much for your support and for inviting us to Indy to speak.
Please let me know the addresses of the Senators and others so that we
can thank them and support them! Sally thanks so much to your husband
David also!
Vicki Hack

EMAIL 005

From: Vicki Hack <v.hack@insightbb.com>
Sent: Monday, March 14, 2011 1:11 PM
To: Miller, Sally
Cc: bettycan@insightbb.com; flamingosandy@rocketmail.com;
sheilalrudder@yahoo.com; peak12r@excite.com; dfinne4735@aol.com; Larry
Wilder; Beller, Jennie; Paul Ranney; Thom
Subject: Re: RE: CANCELLED !!! Re: RE: New HOA bill READ ME NOW!!

yes we made phone calls and sent emails to ensure that no one comes
tomorrow.
thanks again!

----- Original Message -----

From: "Miller, Sally" <Sally.Miller@atg.in.gov>
Date: Monday, March 14, 2011 15:21
Subject: RE: CANCELLED !!! Re: RE: New HOA bill READ ME NOW!!
To: Vicki Hack <v.hack@insightbb.com>, bettycan@insightbb.com,
flamingosandy@rocketmail.com, sheilalrudder@yahoo.com,
peak12r@excite.com, dfinne4735@aol.com
Cc: Larry Wilder <lowilder40@aol.com>, "Beller, Jennie"
<Jennie.Beller@atg.in.gov>, Paul Ranney <blackdodgeviper@insightbb.com>,
Thom <THOMASHPIKE@cs.com>

I will - do you think your whole group will be sure to get this message?
I don't want anyone to make the trip for nothing.

Sally Miller

From: Vicki Hack [mailto:v.hack@insightbb.com]
Sent: Monday, March 14, 2011 3:13 PM
To: Miller, Sally; bettycan@insightbb.com; flamingosandy@rocketmail.com;
sheilalrudder@yahoo.com; peak12r@excite.com; dfinne4735@aol.com
Cc: Larry Wilder; Beller, Jennie; Paul Ranney; Thom
Subject: CANCELLED !!! Re: RE: New HOA bill READ ME NOW!!

Sally,
thanks so much, let us know when it is rescheduled.

----- Original Message -----

From: "Miller, Sally" <Sally.Miller@atg.in.gov>
Date: Monday, March 14, 2011 15:05
Subject: RE: New HOA bill READ ME NOW!!
To: Larry Wilder <lowilder40@aol.com>, Vicki Hack <v.hack@insightbb.com>,
"Beller, Jennie" Jennie.Beller@atg.in.gov
Cc: Paul Ranney <blackdodgeviper@insightbb.com>, Thom
<THOMASHPIKE@cs.com>

Unfortunately the Senate committee hearings are cancelled for tomorrow and will be held next week - please let me know that you received this. We will reschedule - sorry for the inconvenience.
Sally Miller

Sally L. Miller, Investigator/Work Flow Coordinator
Office of the Attorney General
Licensing Enforcement & Homeowner Protection Unit
302 West Washington Street Fifth Floor
Indianapolis, IN 46204
Phone: 317-234-2353
Fax: 317-233-4393
sally.miller[atg.in.gov

-----Original Message-----

From: Larry Wilder [mailto:lowilder40@aol.com]
Sent: Saturday, March 12, 2011 10:22 PM
To: Vicki Hack
Cc: Miller, Sally; Paul Ranney; Thom
Subject: Re: New HOA bill

Is everyone still on for noon tomorrow? Please let me know how many I should expect.

Larry Wilder

On Mar 11, 2011, at 4:48 PM, Vicki Hack <v.hack@insightbb.com> wrote:

I will be there. Do we need to bring anything?

Let me know the address. thanks so much for your help!
Vicki Hack 502-550-8427

----- Original Message -----

From: "Miller, Sally" <Sally.Miller[atg.in.gov]>
Date: Friday, March 11, 2011 12:47
Subject: New HOA bill
To: Paul Ranney <blackdodgeviper@insightbb.com>, Thom
<THOMASHPIKE@cs.com>, A Vicki Hack <v.hack@insightbb.com>

Good Afternoon,

I understand that the new Homeowner's Association Bill sponsored by the Office of the Attorney General is going to be heard this coming Tuesday at 10:00 a.m. in room 233 of the Indiana State House. You are more than welcome to attend the hearing if you would like.

Thanks,

Sally Miller

Sally L. Miller, Investigator/Work Flow Coordinator
Office of the Attorney General
Licensing Enforcement & Homeowner Protection Unit
302 West Washington Street Fifth Floor
Indianapolis, IN 46204
Phone: 317-234-2353
Fax: 317-233-4393
sally.miller[atg.in.gov<mailto:sally.miller[atg.in.gov>

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EMAIL 006

From: Vicki Hack <v.hack@insightbb.com>
Sent: Friday, February 11, 2011 7:38 AM
To: Paul Ranney
Cc: THOMASHPIKE@cs.com; bettycan@insightbb.com;
flamingosandy@rocketmail.com; dfinne4735@aol.com;
sheilalrudder@yahoo.com; peak12r@excite.com; kathybuppl@yahoo.com; Betty
Cantrell; Thom; Dr S; Barry Gates; Bill Thomas; Chris Arnheiter; Linda
Dornbush; Robin Meshew; Glenn Thomas; Betty Cantrell; Becky Ledogar;
Miller, Sally; Beller, Jennie; A Jeff Police; Bill Brown; Sandy & David
Finnegan; THOM PIKE; Robin Meshew; Glenn Thomas; John Weber; Keith
Hillman; Louise Bornwasser; Sheila Rudder
Subject: Re: In.HB 1058

Paul,

I was out of town, but this is great news! I will contact them right
away and hope everyone else does too! thanks so much!

----- Original Message -----

From: Paul Ranney <blackdodgeviper@insightbb.com>
Date: Monday, February 7, 2011 14:44
Subject: Re: In.HB 1058
To: Paul Ranney <blackdodgeviper@insightbb.com>
Cc: THOMASHPIKE@cs.com, bettycan@insightbb.com, v.hack@insightbb.com,
flamingosandy@rocketmail.com, dfinne4735@aol.com,
sheilalrudder@yahoo.com, peak12r@excite.com, kathybuppl@yahoo.com, Betty
Cantrell <bettycan@insightbb.com>, Thom <THOMASHPIKE@cs.com>, Dr S
<dstone@signaturehealthcarellc.com>, Barry Gates <blg747capt@aol.com>,
Bill Thomas <anthomas7@att.net>, Chris Arnheiter
<chris_arnheiter@yahoo.com>, Linda Dornbush
<linda.dornbush@firstliberty.net>, Robin Meshew <peak12r@excite.com>,
Glenn Thomas <glenn@hartcountyrealty.com>, Betty Cantrell
<bettycan@insightbb.com>, Becky Ledogar <rledogar@insightbb.com>, A Vicki
Hack <v.hack@insightbb.com>, Sally Miller <Sally.Miller@atg.in.gov>,
Attorney Jennie Beller <jennie.beller@atg.in.gov>, A Jeff Police
<dgrimes@cityofjeff.net>, Bill Brown <coachb666@hotmail.com>, Sandy &
David Finnegan <flamingosandy@rocketmail.com>, THOM PIKE
<THOMASHPIKE@cs.com>, Vicki Hack <v.hack@insightbb.com>, Robin
Meshew <peak12r@excite.com>, Glenn Thomas <glenn@hartcountyrealty.com>,
John Weber <johnsweber@gmail.com>, Keith Hillman <hillmank@hotmail.com>,
Louise Bornwasser <weezeeb@aol.com>, Sheila Rudder
<sheilalrudder@yahoo.com>

Here is the contact info for our senators....call 'em, e-mail 'em, tell
'em

SUPPORT HB1058

STATE SENATOR

D) Sen. James Smith, District 45
8603 Falcon Road
Charlestown, IN 47111

Statehouse (317) 232-9525
Business (317) 234-9425
Home (812) 248-9008
Fax (317) 232-9903
S45@in.gov
Assistant: Ms. Tyler McGuffy

STATE SENATOR
(R) Sen. Ron Grooms, District 46
3104 Autumn Green Way
Jeffersonville, IN 47130
Statehouse (317) 234-9425
Business (317) 234-9425
Home (812) 282-6108
Fax (317) 234-9256
S46@iga.in.gov
Assistant: Tyler Ann McGuffee

----- Original Message -----

From: Paul Ranney <blackdodgeviper@insightbb.com>
Date: Monday, February 7, 2011 14:34
Subject: Re: In.HB 1058
To: THOMASHPIKE@cs.com
Cc: bettycan@insightbb.com, v.hack@insightbb.com, flamingosandy@rocketmail.com, dfinne4735@aol.com, sheilalrudder@yahoo.com, peak12r@excite.com, kathybuppl@yahoo.com, Betty Cantrell <bettycan@insightbb.com>, Thom <THOMASHPIKE@cs.com>, Dr S <dstone@signaturehealthcarellc.com>, Barry Gates <blg747capt@aol.com>, Bill Thomas <anthomas7@att.net>, Chris Arnheiter <chris_arnheiter@yahoo.com>, Linda Dornbush <linda.dornbush@firstliberty.net>, Robin Meshew <peak12r@excite.com>, Paul Ranney <blackdodgeviper@insightbb.com>, Glenn Thomas <glenn@hartcountyrealty.com>, Betty Cantrell <bettycan@insightbb.com>, Becky Ledogar <rledogar@insightbb.com>, A Vicki Hack <v.hack@insightbb.com>, Sally Miller <Sally.Miller@atg.in.gov>, Attorney Jennie Beller <jennie.beller@atg.in.gov>, A Jeff Police <dgrimes@cityofjeff.net>, Bill Brown <coachb666@hotmail.com>, Sandy & David Finnegan <flamingosandy@rocketmail.com>, THOM PIKE <THOMASHPIKE@cs.com>, Vicki Hack <v.hack@insightbb.com>, Robin Meshew <peak12r@excite.com>, Paul Ranney <blackdodgeviper@insightbb.com>, Glenn Thomas <glenn@hartcountyrealty.com>, John Weber <johnsweber@gmail.com>, Keith Hillman <hillmank@hotmail.com>, Louise Bornwasser <weezeeb@aol.com>, Sheila Rudder <sheilalrudder@yahoo.com>

Everyone make sure you contact your local state senator to support this bill....It will be voted on soon and could be in effect by this spring, we are close let's don't drop the ball now!

Paul

----- Original Message -----

From: THOMASHPIKE@cs.com

Date: Monday, February 7, 2011 14:25
Subject: In.HB 1058
To: bettycan@insightbb.com, v.hack@insightbb.com,
flamingosandy@rocketmail.com, dfinne4735@aol.com,
sheilalrudder@yahoo.com, peak12r@excite.com,
blackdodgeviper@insightbb.com, kathybuppl@yahoo.com

Hey Paul,

Thanks for the update. Below is the ammended HB 1058 in case you have not looked it up. Interestingly enough, it was ammended to give teeth to go after the board members personally for expenses.

That means I HOPE, the AG can go after someone TODAY for actions they have committed in the past.

HOUSE BILL No. 1058

A BILL FOR AN ACT to amend the Indiana Code concerning property.
Be it enacted by the General Assembly of the State of Indiana:

SOURCE: IC 32-25.5-1-1; (11)HB1058.1.1. --> SECTION 1. IC 32-25.5-1-1, AS ADDED BY P.L.167-2009, SECTION 2, IS AMENDED TO READ AS FOLLOWS

[EFFECTIVE JULY 1, 2011]:

Sec. 1. (a) This article applies to the following:

- (1) A homeowners association established after June 30, 2009.
- (2) A homeowners association established before July 1, 2009:
 - (A) if a majority of the members of the homeowners association elect to be governed by this article; or
 - (B) if the number of members required by the homeowners association's governing documents elect to be governed by this article if a different number of members other than the number established in clause (A) is required by the governing documents.

(b) IC 32-25.5-3-8 applies to all homeowners associations.

SOURCE: IC 32-25.5-3-8; (11)HB1058.1.2. --> SECTION 2. IC 32-25.5-3-8 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS EFFECTIVE JULY 1, 2011]:

Sec. 8. (a) The attorney general may bring an action against a board or an individual member of a board of a homeowners association if the attorney general finds that:

- (1) the association's funds have been knowingly or intentionally misappropriated or diverted by a board member; or
- (2) a board member has knowingly or intentionally used the board member's position on the board to commit fraud or a criminal act against the association or the association's members.

(b) A court in which an action is brought under this section may do the following:

- (1) Issue an injunction.
- (2) Order the board member to make restitution to the homeowners association or to a member.
- (3) Order a board member to be removed from the board.

(4) Order a board member to reimburse the state for the reasonable costs of the attorney general's investigation and prosecution of the violation.

EMAIL 007

From: Vicki Hack <v.hack@insightbb.com>
Sent: Monday, November 08, 2010 3:37 PM
To: llamping@clark.co.in.us
Cc: Miller, Sally; Beller, Jennie
Subject: Harbours problem is happening across the country..CAI
article..MUST READ!
Attachments: CAI article..MUST READ!

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Red Category

From: Betty Cantrell <bettycan@insightbb.com>
Sent: Sunday, October 24, 2010 10:03 PM
To: THOM PIKE; Becky Ledogar; Vicki Hack; Glenn Thomas; Sheila Rudder
Cc: Donald Cantrell
Subject: CAI article..MUST READ!
Attachments: Article__HOASyndrome9_12_10V4.pdf

EMAIL 008

From: Vicki Hack <v.hack@insightbb.com>
Sent: Monday, October 04, 2010 10:39 AM
To: llamplling@co.clark.in.us
Subject: Harbours Ken Quiggins threatening Homeowners
Attachments: Fwd: FW: FW: (no subject)

Prosecutor-Linda Lamping,
Per our conversation the trial will be Jan 13th, 2011.
thanks, Vicki Hack

Harbours Ken Quiggins is threatening Homeowners that they will be ignored when they need maintenance on their Harbours unit for supporting the wrong side, and that if he wins the trial, he will have the Harbours pay his fees.

FYI: Phyllis Thomas, husband Glenn is currently the Real Estate Commissioner of Kentucky

Vicki Hack was also told after the special election in 2007 by Reed and [former property manager] that she would no longer receive maintenance service at the Harbours, because she was friends with people who said bad things about Reed. Or they would charge her double to service air conditioner, which they did.

EMAIL 009

From: Vicki Hack <v.hack@insightbb.com>
Sent: Monday, August 09, 2010 8:57 AM
To: Miller, Sally
Cc: Beller, Jennie; sheilalrudder@yahoo.com; Betty Cantrell; THOM PIKE; Sandy & David Finnegan; Walter Kindler; sheilalrudder@yahoo.com; Rebecca H Ledogar
Subject: Fwd: 2008 Harbours Election is invalid--the Designated Voter must be the Owner.
Attachments: 2008 Harbours Election is invalid--the Designated Voter must be the Owner.

Sally and Jennie,

The detectives investigating the theft by Ken Quiggins asked me to remind silent during the investigation, which I did. I sent this email challenging the election to all board members, including Doug Farnsley and to the Attorney for the board, and got no reply.

thanks so much for holding the meeting last Monday with concerned homeowners from the Harbours, we all really appreciate your investigating such a horrendous problem that we live with daily.

Vicki Hack
502-550-8427

From: Vicki Hack <v.hack@insightbb.com>
Sent: Thursday, January 22, 2009 2:25 PM
To: jack_vissing@vissinglaw.com; Francis Lamkin; THOMASHPIKE@cs.com; kzipperle@win.net; judy_finn@ipsd.org; mltraut@win.net; Schandler1@aol.com; dfarnsley@stites.com; patokapirate@hotmail.com
Cc: Ken Quiggins; mmccormick@rodefermoss.com
Subject: 2008 Harbours Election is invalid--the Designated Voter must be the Owner.
Attachments: By-Laws & Declara Voting Harbours.pdf; Designated voters 2008001.pdf

Harbours BOD's and Jack Vissing,

I have been silent during the criminal investigation of Ken Quiggins, but since the investigation has ended with his arrest last week, on 1/12/09, I wanted to continue to challenge the 2008 Harbours BOD's election for a number of irregularities.

According to the attached documents, the Harbours Bylaws and Indiana Code, the Designated Voter must be the "Owner" of the unit, On page 2, the definition of an owner: "Owner", "means a person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof, which owns the free simple title to a Unit; provided, that persons or entitiies owning a single Unit as tenants in common, joint tenants, tenants by the entireties, or any form of joint or divided ownership, shall be deemed one Owner for purposes of this

Declaration." Also see Section 2.05. Voting: Each Owner shall be entitled to cast its Percentage Vote on each matter coming before the meeting.... The other attachment is the 2008 Designated Voter list, that reflects these inconsistencies.

Therefore according to our Bylaws, the 2008 Election is invalid since it appears, that a large percentage, between 15-20% of the people that possible voted, would not be allowed to be the Designated Voter for another Owners unit.

JACK VISSING: Per Marc McCormick, since I requested the ballot box to be Sequestered, I am requesting through Jack Vissing, a list of the 2008 Harbours Election, by Unit # and the Name of the person that voted for that unit. Please provide this list within the next 7-10 days.

I believe that I also have first hand knowledge that a large number of Harbours Homeowners live in fear in their homes, and many have moved out because of this. The intimidation and harassment of Homeowners has to stop immediately. Many Homeowners expressed concern about voting in the 2008 election since, the Manager expressed angry at them, over their vote in the 2007 Special Election. Some how, the Manager has acquired the 92 proxy forms that I gave to the Secretary, Mary Lou before the start of the 2007 Special Election, these forms are in the Managers office, which I witnessed first hand, the Manager pull out an individuals proxy form from the 2007 Election, and question the Homeowner about their personal vote.

I would like to see an outside third party verify and clean up the Designated Voter list, Owners names and addresses, and MAILOUT and retrieve the ballots, (like the 2007 Special Election requested be done), and like I have requested the BOD, on numerous occassions since 2007.

NOTE: Some homeowners with multiple units have ballots sent to multiple addresses, possible making it very hard for the homeowner to cast their ballots.

Sincerely, Vicki Hack

"all it takes for evil to succeed is for a few good men to do nothing" by Edmund Burke

EMAIL 010

From: Vicki Hack <v.hack@insightbb.com>
Sent: Sunday, August 01, 2010 7:42 PM
To: Miller, Sally
Cc: Beller, Jennie; sheilalrudder@yahoo.com
Subject: Harbours corrupt Real Estate issues-2 examples

Sally,

In 2007, I talked to over 100 Harbours homeowners individually and asked them how long they lived at the Harbours and how did they like it? I let them talk and I heard so many sad stories from the Harbours Homeowners, and the common theme was the Homeowners living in fear, harassment, and intimidation, with different scenarios all resulting in financial gain for a few board members and the staff, over and over again.

Dr Majid, lives in unit 1105, and he stated to me that when he came to the Harbours to look at units, Sharon Chandler showed him unit 1105, and Sharon said that unit 1105 was the last unit in the bldg for sale, and that she had another buyer right behind him that wanted unit 1105. Dr Majid said that he paid full price for unit 1105 because of this other buyer and he said he found out later that it was a relative of Sharon's just pretending to be a buyer. Also it was not the last unit for sale at the same time there were at least 20-30 units for sale at the Harbours. Dr Majid was very upset.
Dr Majid-812-283-7475

Sherry Chandler, lives in unit 1113, and she stated to me that when her husband David and her came to the Harbours Sharon showed her unit 1113, and Sharon said that was the last unit in the bldg for sale, but they had no idea that there was at least 20-30 units for sale at that same time. They trusted Sharon's word. Sherry was very upset.
Sherry Chandler-270-877-2905

Sincerely,
Vicki Hack
502-550-8427