

## 328-330 9<sup>th</sup> St. E. Timeline of Events

2.6.2013

- Received referral stating repair work not being done under permit and other issues at the property. Responsible Party Jim Bartholow.

2.8.2013

- Inspector went to property inspect, found multiple code violations and sent owner orders to make repairs by 2/11/2013. Owner/Responsible Party/Board Member at the time Jim Bartholow.

2.13.2013

- Setup appointment for FCofO and contacted Owner/Responsible Party/Board Member Jim Bartholow.

3.21.2013

- Inspected property, repairs not completed. Met Owner/Landlord/Responsible Party/Board Member Jim Bartholow and Owner/Board President Bob Seltz. Minimum access during inspection.

3.28.2013

- Inspected life safety issues – missing/inoperative Smoke Detectors & Carbon Monoxide Detectors. No other repairs completed.

3.29.2013

- Updated and sent correction orders to Jim Bartholow. Next re-inspection 4.19.2013.

4.19.2013

- Inspected property, repairs not completed Met Owner/Landlord/Responsible party/Board Member Jim Bartholow and Owner/Board President Bob Seltz. Received Heating Reports & SD/COA's from Jim Bartholow. Access granted all units not completely inspected.

5.2.2013

- Updated and sent correction orders to Jim Bartholow. Next re-inspection 6.4.2013.

**5.7.2013**

- Rescheduled re-inspection appointment to June 7, 2013.

**6.4.2013**

- Received email from Loni LaBrocca stating they have fired Jim Bartholow as Property Manager and Loni LaBrocca would be stepping in as acting Property Manager.

**6.7.2013**

- Inspected property; repairs not completed. Met Owner/Board President Bob Seltz, new Property Manager Loni LaBrocca. Full access not accomplished.

**6.10.2013**

- Updated and sent correction orders to Loni LaBrocca. Next re-inspection 7.11.2013.

**7.11.2013**

- Inspected property; repairs not completed. Met Owner/Board President Bob Seltz, Property Manager Loni LaBrocca & Real Estate Agent Don Frable. Full access not accomplished.

**7.22.2013**

- Updated and sent correction orders to Loni LaBrocca. Next re-inspection 8.22.2013.

**8.22.2013**

- Inspected property; repairs not completed, sat down with Loni LaBrocca & Bob Seltz regarding timeline for repairs to be completed. Full access not accomplished.

**9.4.2013**

- Updated and sent correction orders to Loni LaBrocca. Next re-inspection 10.11.2013.

**9.25.2013**

- Bob Seltz contacted S. Westenhofer explaining he was removed/fired from the HOA Board and that someone else will be filling in as "acting President". Bob did not have a name for who that would be.

**10.1.2013**

– Spoke with Loni LaBrocca, she informed me that she was stepping down as Property Manager and moving out of building due to litigation issues surrounding Bob Seltz and Don Frable.

**10.1.2013**

– Spoke with lawyer Amanda Prutzman, she explained they have removed Bob Seltz as President, Loni LaBrocca and Don Frable from the HOA Board as well as fired Jim Bartholow from any capacity of the HOA Board. She stated they are in litigation with Don Frable's lawyer and isn't able to speak to the specifics of the ongoing case. She stated Julie Nelson HOA Board Secretary would be filling in as "acting President". Amanda stated Mrs. Nelson and a representative Stephen Rice from Anchor Bank would be at the October 11<sup>th</sup> inspection along with Barb Brozek from Commercial Management, LLC.

**10.11.2013**

- Inspected property, repairs not completed. Inspected the property with Julie Nelson, Amanda Prutzman, Stephen Rice and Barb Brozek. Jim Bartholow allowed access into his units. All units accessed and inspected.

**10.25.2013**

– Updated and sent correction orders to Julie Nelson. Updated Responsible Party in file. Next re-inspection 12.2.2013.

**10.29.2013**

– Spoke with City Attorney T. Skarda regarding correction orders & photos in file. She stated since the trades inspectors did inspect the property back on April 19<sup>th</sup> I have to incorporate all there orders into our correction notice every inspection.

**10.30.2013**

– Revised correction orders and added trade inspector's orders. Sent revised copy via email to Julie Nelson. Sent a hard copy of orders via first class mail to Julie Nelson. Next re-inspection on 12.16 & 12.17.2013

**11.16.2013**

– Received email from HOA email Julie Nelson, stating HOA Board Members are all resigning from the Board effective immediately. Can't get insurance and doesn't want to be liable.

### 11.18.2013

- Received email from HOA email Julie Nelson with updated ownership attachment for all units.

### 12.5.2013

- Meeting with Ricardo, L. Shaff, Pat L. and owners of all units at 328-330 9<sup>th</sup> St. E. All parties discussed the ongoing issues and orders at the property. All parties agreed to have Fire Sprinkler functioning and operational, Fire Alarm functioning and operational, All Heating Systems operational and Point person identified prior to the 12.16.2013 re-inspection.

### 12.16.2013

- Inspected property, life safety items not repaired. Inspected the property with Jim Bartholow, Bob Seltz, Jerry Hanson, Rick Jacobs, Dan Moynihan, Maureen Hanson, Gary Reinsberg, Steve Ubl, Brian Hoffman and Julie Nelson. All units accessed and inspected. Next inspection 1.22.2014.

### 1.22.2014

- Inspected property, repairs & addressed life safety items not completed at the time of inspection. Inspected the property with Julie Nelson, John Nelson, Jim (Bartholow's Maintenance Guy), Bob Seltz, Jim Bartholow, Senior Mechanical Inspector Jerry Hanson. All units accessed and inspected. Revoked Fire Certificate of Occupancy for non-compliance to life safety and 4 listed items.

### 1.29.2014

- Posted revocation orders to buildings, took photos of Revocation placards on the property. Advised occupants to not remove signs or orders from building.

### 2.5.2014

- Jim Bartholow and his maintenance guy Jim showed up at our office for a meeting to discuss the orders. L. Shaff was present for this meeting. Jim Bartholow was told that if all the life safety to include the 4 agreed upon issues from the 12.5.2013 meeting were not completed we would be taking enforcement and emptying out the building on 3.3.2014. Mr. Bartholow asked about the Heating Systems and if that would hold up or if we could give them more time because 30 days wouldn't be enough to get the one broke system up and/or replace under permit. L. Shaff explained to Mr. Bartholow that it had to be replaced under permit and signed off along with all the other items on our orders all listed on the front page. Mr. Bartholow became agitated when he was being told all the life safety issues need to be addressed and haven't been for quit some time. Mr.

Bartholow asked about how the vacant buildings work. L. Shaff explained all 3 categories to him and he didn't seem to understand what he was being told.

2.6.2014

- Jim Bartholow filed an appeal with court clerk. Hearing set for 2.18.2014. Received a call from City Council's office stating that the hearing was pushed up from the original date to 2.11.2014 @ 10:00 am.

2.10.2014

- Getting all documentation ready for court. Printing and summarizing court documents and notes.