

April 25, 2017

TO: White Bluff Property Owners
FROM: Your Board of Directors
Leonard Critcher, President
RE: The Fox In The Henhouse

It was interesting to see on Clark Willingham's latest email blast to property owners that he changed the "header" to a business address. I assume this change from previous emails was an attempt to mask the fact that his communications are either still going out from Double Diamond's emailing system **or** Double Diamond turned over its entire database of property owners' emails to Clark. Hmm!

Be this as it may, this proposal is nothing new. The Bottom Line is that the POA would own the assets, and Mike Ward/Double Diamond would control the POA. That's it. And, that's putting the Fox right back into the henhouse.

And, speaking of nothing new- it was the old Food & Beverage Credit program that opened the Gates From Hell in a massive lawsuit against the POA and DD. Now, he wants to recycle the same concept by calling it a "Resort Credit." The plaintiff lawyers will love that one.

And, by the way Clark, the **disputed \$1.125M is NOT Double Diamond's money. It's POA money that Double Diamond withdrew from our account without any authorization.**

Can any rational person actually believe that putting someone (Mike Ward) back into dictatorial control for 12 long years is good for White Bluff?

For 26 ½ years he has had every opportunity to maintain his properties, and he simply has not. Your Board hears over and over and over again about the disrepair of White Bluff amenities, the closing of amenities like the Spa, the Old Course Grill, and the Marina Market. We are asked constantly about why the hotel that burned down was never re-built and what happened to the huge insurance settlement Mike Ward received. Maybe the Fox can answer those questions.

Let me say it one more time. Mike Ward did a great job creating a "Dream" we all bought into. He has done a terrible job keeping the Dream alive!

Clark is suggesting that your Dream can best be kept alive by giving Mike Ward absolute control of your Dream for the next 12 years. Here is one, simple example of what we would all be dealing with.

Mike Ward, without Board or public notification, unilaterally filed a 7th Amendment to the Declarancy in your governing documents that gives him the following absolute powers-

- 1. The sole right to call for a Special Meeting without regards to what the By-Laws say.**
- 2. The sole right to determine the validity of Proxies.**

Fortunately, the Summary Judgment from the Hill County District Court stripped him from being able to ever try to make that move again! Re-read what he tried to do and put into context what Clark is asking you to do. Mike Ward wanted to give himself the power to ignore our governing documents, and he wanted to set himself up as the sole entity that could control any and all elections and votes.

One last word to lot owners who may be enamored with what Clark is proposing. Most of you thought you were buying a dream, whether it was to one day build or one day realize a profit from your “investment.” You bought a lie. Why? Because your **property values have gone down solely because of Double Diamond’s management!**

Here’s what needs to be done. Mike needs to sit down with the Board and work out a way for the White Bluff amenities to be transferred to the POA under the control of the POA, not Mike Ward. The Board has some ideas, but we cannot discuss them because all Mike Ward wants to do is stall, stall, stall. We have requested a meeting, prior to Mediation, **Three Times**, and he has refused.

The Annual Meeting is approaching. I do agree with Clark on one thing- Your Proxy is important. But here is the \$64 Question-

Do you want your Dream kept alive by an elected Board of your peers, or
Do you want your Dream to be kept alive by someone who has done nothing to preserve what we all bought into?

If you answered Yes to the first question, then go to www.whitebluffpoa.com and grant your proxy to the POA by clicking on the Proxy link and following the instructions.

If you answered Yes to the second question, you have every right to follow Clark’s suggestion and give him your Proxy.

It is your Board's hope that you will think through this carefully and join us in Keeping The Fox Out Of The Henhouse!