

February 3, 2017

TO: White Bluff Property Owners
FROM: Your Board of Directors
Leonard Critcher, President
RE: Yet Another Round

You should have some good reading material for the weekend! Double Diamond's latest **unsigned** correspondence went out at 2:00 this afternoon. Your Board feels yet once again that it is important to clarify the distortions and state the facts.

"More Lawyers is the answer (sic)? Member's (sic) money spent to suppress a vote! Not good!"

When DD announced to the POA property owners that they had scheduled a meeting for 02/15/2017, the POA immediately reviewed the governing documents and confirmed that this action by DD was in violation of the documents. We were forced to seek legal counsel to force DD to comply with our governing documents.

The POA is hardly trying to "suppress a vote" and to have that suggested is demeaning. Furthermore, the tactic of accusing the POA of such an action to invoke support for DD/Mike Ward is insulting to the POA and the property owners.

"Double Diamond has always done the work to manage White Bluff."

Yes, DD has provided management services for the POA for which DD was paid over \$50,000 per year by the POA. This arrangement was made between DD and the POA Board controlled by DD 26 years ago.

"We write the checks, pay and employ all of the staff."

The above functions are being transferred to the POA's management company, FSR. Technically, DD has "employed" the staff through a leasing company owned by DD; however, the POA reimburses DD for the cost inclusive of benefits. Managerial supervision of the employees is provided by an on-site General Manager whose income is paid 50% by the POA.

"The past several years has (sic) seen this Board frozen- except for increasing maintenance fees."

Yet another DD claim that is totally unsubstantiated. Property owners know this non-DD controlled Board is hardly "frozen" and, in fact, has turned up the heat fighting for our property owners.

"We have offered to meet with the Board several times (sic) and they have declined to meet."

Not true. One offer was made by Mike Ward to meet with Leonard Critcher on short notice. Your POA Board instructed him to not have any meeting until DD had met the Board's demand of the release of property owner database information, billings information and DD-held money belonging to the POA. There have been no offers to meet with the Board.

"The President of the Association was called out at the last Board meeting by the General Manager-Fred Molsen on this issue."

Not true. In Open Session during the property owner Q&A time, a property owner asked the question of whether any discussions had been initiated between the POA and DD. Leonard Critcher responded that he had reached out to DD several times. He then asked

GM Fred Molsen to add his comment, which he did. Mr. Molsen simply stated that Mike Ward had requested a meeting with Leonard Critcher and that the POA Board instructed Leonard to not have any meeting until DD had complied with the POA's demands (see above). Mr. Molsen's comments were requested and constituted only an informational response with no admonitions normally associated with "calling out" someone. Yet another DD hyperbole.

"The real issue is that the Board is trying to suppress the wishes of the Membership."

The REAL issue is that the Board is trying to suppress the wishes of Double Diamond and more specifically, Mike Ward. The Board would be happy to schedule a special called meeting of property owners if the process follows our governing documents. We will not succumb to, and will continue to suppress, any unilateral attempt to issue dictatorial demands that are counter to our governing documents.

"You need 20% of the votes to hold a special meeting."

Absolutely not true. A property owner needs to establish that he/she holds the valid proxies of 20% of the POA membership, not the votes.

If a property owner meets this requirement, then he/she can request to the POA that a meeting be held. The Secretary of the association will validate the proxies, and the President of the association will call the meeting. If DD/Mike Ward does indeed have that number, we suggest that he REQUEST that a meeting be held and submit his proxies to the POA Secretary.

"Lot owners in particular- do not buy the baloney. The Board intends to continue sending you the bill."

Baloney? Pretty inexpensive meat. That aside, we suggest to all property owners that they once again to take a hard look at what is actually happening. Mike Ward is simply trying to do anything and everything he can to oust this Board so he can gain total, absolute control of the POA and POA funds.

He has spent thousands and thousands of dollars on professional phone banks, mailings, paying DD employees for phone solicitation, and email "communications." He also hired The Richards Group, a national advertising and public relations firm out of Dallas, to orchestrate the entire campaign.

Why? We think you know the answer.

Give the POA your voice today! Register your proxy by going to our website- <http://www.whitebluffpoa.com>.