

April 18, 2017

TO: White Bluff Property Owners
FROM: Your Board of Directors
Leonard Critcher, President
RE: Summary Judgment Ruling & Mike Ward's Knee-Jerk Reaction

Even though you have already received an email from Double Diamond/Mike Ward about the Summary Judgment ruling from the District Court in Hill County, I feel compelled to inform you of what the ruling actually said. The Judge granted a Summary Judgment in favor of the White Bluff Property Owners Association on three issues, only one of which was the catalyst for a typical Mike Ward knee-jerk reaction.

The ruling means the following:

1. The POA is not **OBLIGATED** to maintain the two golf courses. (Please note the word, **OBLIGATED**)
2. The Mike Ward, unilaterally dictated 6th Amendment is revoked.
3. Because the declarant (Mike Ward) did not reserve special, unilateral developer rights, no such rights exist.

Mike Ward's immediate and ill-advised reaction to the first issue in the ruling was to immediately send out yet another, unilateral proclamation that he was going to close both golf courses, and that the closure is the fault of the POA Board. I stress again that this is a unilateral, dictatorial reaction that is the equivalent of the old adage, "if you don't play by my rules, I'm going to take my ball and go home!" How incredibly immature. Let's look at the facts as they relate to this issue, and I ask that you read this carefully.

The POA was **obligated** to maintain the golf courses under a Use and Maintenance Agreement that expired on 12/31/2015.

This Use and Maintenance Agreement was extended by mutual agreement for a period of 6 months.

The POA offered to extend the agreement, and Double Diamond/Mike Ward refused.

The Board asked the court one simple question with regards to this issue- ***We no longer have an agreement to maintain the golf courses, so what are we obligated to do?***

Now this is where all property owners need to fully understand the person with whom we are dealing, Mike Ward. **The POA Board NEVER said that we would not maintain the golf courses. We needed to know if we were OBLIGATED**

to do so. Why? Because there's another lawsuit hanging out there in which there is a contrary ruling. We HAD to seek GUIDANCE from the court.

But, what does Mike Ward do? He tries to put the Board in the position of the Bad Guy, take his ball (the golf courses) and goes home. *"I'll show you!"*

Let me stress once again- We never said we would not maintain the golf courses; we just needed to know if we were OBLIGATED to do so.

Which brings us to Issues 2 & 3.

These issues are Part and Parcel of "Vintage Mike Ward." For 26 ½ years he has been accustomed to dictating his will. The Court has now said that he can no longer do that.

For 26 ½ years he sat in his Ivory Tower and told all 6,000 property owners that this is the way it's going to be because that's the way I want it! The Court has now said that he can no longer do that.

He even had the unmitigated audacity to make a now reversed, self-proclaimed proclamation with a 7th Amendment that **He could call a Special Meeting of the members REGARDLESS OF WHAT THE BY-LAWS SAY, and that HE OR HIS DESIGNEE HAD THE SOLE ROLE OF DETERMINING THE VALIDITY OF PROXIES.**

SOUNDS LIKE A FOX IN THE HENHOUSE TO THE BOARD!

Let's cut to the chase. Is this really someone you want to-

control the value of your investment in White Bluff?
let dictate for the next 12 years about the future of White Bluff?
trust with your welfare?

Your Board does not. We **strongly suggest** that Mike Ward rescind his knee-jerk reaction of closing our wonderful golf courses because your Board simply asked the Court for direction/obligation and removed his dictatorial powers.

For those of you who have not yet granted your Proxy to the Board, please consider doing so. We are making a positive difference!

For those of you who previously granted your Proxy to Double Diamond, please consider revoking the Proxy by granting a new one to the Board.

For those of you who have already granted your Proxy to the Board, thank you for helping us to take the right direction for all property owners.

Grant your proxy by going to www.whitebluffpoa.com and click on the Proxy link!