

May 1, 2017

TO: White Bluff Property Owners

FROM: Your Board of Directors

Leonard Critcher, President

John Bass, Vice President

Jim Fletcher, Secretary

Terry Newman

Ron Roberts

Wayne Findley

RE: Maintenance of the Golf Courses

You have received an inflammatory email from Double Diamond carefully orchestrated to relate facts about golf course maintenance that are simply not accurate. Here are the facts:

1. The POA offered to provide funding for the maintenance of the golf courses through Mediation scheduled on May 15<sup>th</sup>. The specified date was on the advice of our attorney.
2. Double Diamond/Mike Ward rejected this offer and closed the golf courses on Monday, April 24.
3. Leonard Critcher received an email from Course Superintendent, Danny Holt, on April 29. He laid out an offer being extended from Mike Ward through Danny to rent POA equipment, among other items, to use in maintaining the courses.
4. Leonard Critcher polled the Board and suggested that the Board approve the proposal subject to the following caveat:

***If Double Diamond chooses to open the golf course(s) to any non-property owners, it must also allow property owners to schedule tee times and play on the course(s) on the days non-property owners are permitted to play. If the tee times for non-property owners exceed 50% of normally available tee times on any given day, the course(s) must be open and available for property owners on the following day. If tee times for course(s) are fully reserved for non-property owners, a group of golfers or any event not open to property owners, the course(s) must be open and available for property owners on the following day(s) in the same number of days used by non-property owners, a group of golfers or any event not open to property owners.***

5. Stack Bowers sent Leonard Critcher an email today at 4:00 PM stating their rejection of the above:

As for opening/playing the golf courses Double Diamond will make those decisions.

## Stack

6. Two courts have ruled that using POA maintenance fees to maintain golf courses we do not own is illegal.
7. The Hill County District Court ruled that the POA is not obligated to pay for the maintenance of the golf courses.
8. Upon advice from our attorney, we offered to continue paying for maintenance costs through Mediation, at which we hope this can be resolved.
9. We have requested to meet with Mike Ward on numerous occasions to discuss possible remedies and alternatives. He has refused.
10. Mike Ward sent out an email requesting a meeting and specifying dates and times.
11. Leonard Critcher responded immediately, informed him the Board would be most willing to meet, but needed to know the specific issues to be discussed so proper preparation could be done relative to alternative solutions.
12. Mike Ward never responded.
13. All Mike Ward wants to do is distort the facts and stall, stall, stall.

**Let's put this right out on the table. Double Diamond wants to make the courses available for non-property owners to use but restrict property owners from using the courses. Your Board feels it is not only unjust to you but is a travesty to allow Double Diamond/Mike Ward to bring in huge non-property owner golfing groups, reap tens of thousands of dollars in revenue while our property owners have to sit back and take it on the chin.**

**As Winston Churchill once said, "That is something up with which we will not put!"**

Let's go ahead and address the contention that property owners have "pre-paid" for golf maintenance through June, 2017. That's simply not a valid argument but one that Double Diamond/Mike Ward would like for you to believe. Please re-read #'s 6-8 above. **Your Board members and the POA itself could be subject to new lawsuits and/or judicial sanctions if we acquiesce to Mike Ward's and Clark Willingham's self-serving rhetoric.**

We suggest that Mike Ward take some of the tens of thousands of dollars he'll rack in from golfing groups while property owners are barred from the courses and use the revenue to keep up the courses. We also suggest Mike Ward take some of the millions of dollars he will make off selling lots and use some of the revenue to keep up the courses.