

May 31, 2016

TO: White Bluff Property Owners  
FROM: Your Board of Directors  
Leonard Critcher, President  
RE: Response to Double Diamond 05/26/2016 Correspondence

As your Board continues its efforts to work through the unfortunate, and in one case unforeseen, course of events, we pledge to you that we take our responsibility very seriously and approach every challenge with unbiased and objective reasoning to protect the interests of all property owners. The circumstances surrounding the Annual Meeting were unfortunate, and your Board was presented the unforeseen task of conducting the meeting without a quorum due to Mike Ward's last minute decision to withhold his votes. As a result of his unilateral action, the three Director positions that were to be filled are vacant and will remain vacant until a vote from the property owners can be done. This vote can be at a special called meeting or at next year's Annual Meeting. Your Board is considering its options.

We believe it is in the best interest of all property owners for the facts regarding the Annual Meeting to be stated.

1. In Mike Ward's email he stated that your Board's correspondence was not signed. The correspondence specifically stated that it was from your Board of Directors and from Larry Groppe, President.
2. While we do not know what Mike Ward thought he said regarding closing the golf courses on June 15, 2016, innumerable attendees at the meeting heard the specific statement that the courses would be closed as of that date.
3. Mike Ward stated that he had offered to cast his votes in exchange for a one-year commitment from the Board to extend the Temporary Agreement for golf course maintenance until June 15, 2017. He further stated that the Board refused the request and we indicated we would not maintain the courses after June 15, 2016. There are several issues regarding this statement.
  - First, the Board was never formally approached with any offer. In fact, the "offer" from Mike Ward came to individual Board members minutes before the meeting was to begin.
  - Second, the Board never refused the "offer" because we were restricted from holding a Board meeting. State law specifies that a Board Meeting must be posted 72 hours before the date of the meeting and a specific agenda detailed. It was impossible for us to consider, approve or reject any item because we could not meet to do so.
  - Third, Mike Ward states that we do not intend to maintain the golf courses after June 15, 2016. This is also not the case. The courses are presently being maintained under a temporary agreement that expires June 30, 2016.
4. Past President Larry Groppe has served our community in many capacities including serving on the Board for 14 years. Mike Ward suggested that his well thought-out and long planned resignation was something other than what it was. This is simply not the case, and it certainly was not any kind of "signal" indicative of a lack of honesty on the part of the Board.
5. The suggestion that you cannot expect honesty from your Board is absurd and does not deserve a response.
6. Mike Ward stated he will be forthcoming with a new solution within a few days to address the problems we continue to have at White Bluff. Your Board looks forward to being presented with his detailed plan and assessing how it can benefit our property owners by addressing the pressing needs of extensive deferred maintenance of Double Diamond properties as well as issues about which we are all aware.

Your Board has been negotiating with Double Diamond for almost a year and a half seeking to acquire White Bluff assets for the POA. We were led to believe by his in-house counsel that a mutually acceptable agreement had been reached over a week before the Annual Meeting. Mike Ward subsequently refused to sign the agreement. Even though this chapter has closed, be assured that your Board will do everything possible and reasonable to assure the future of White Bluff.