

December 12,2016

TO: All White Bluff Property Owners

FROM: Your Board of Directors

Leonard Critcher, President

RE: Double Diamond's Anticipated Proposal

Your Board of Directors anticipates that Double Diamond/Mike Ward will be soon soliciting your support for a radical change in the structure of our resort. While the details are yet to be forthcoming, your Board feels it prudent to reach out to our association members.

It is anticipated that DD/Mike Ward will propose a Country Club structure with substantially increased property owner assessments for those who are homeowners as well as those lot owners who reside in Hill County. Lot owners who reside outside Hill County will probably see a decrease in their assessments.

Assets will probably be placed in a non-profit entity (the country club), and great fanfare about reduced property taxes, increased golf rounds and free hotel rooms will be probably be made to sweeten the proposal. The new entity will probably be controlled by Mike Ward, who will appoint the governing Board of the country club. **You will probably be asked to make a quick decision on the basis of what we anticipate will be incomplete and un-scrutinized information.**

There are several things your Board wishes to relate to you-

First, we do not know the specifics of the proposal that will be made.

Second, we have not made a "rush to judgment", either for or against.

Third, we totally support a careful, independent, and methodical analysis and assessment before rendering our position openly and fully to all those whom we represent.

Fourth, we ask that all property owners give us the time to do our job and understand that we have your best interests at heart. Our intent is to carefully assess any proposal made and determine how it would affect each of us. This assessment will not only be from our perspective but will include making sure that any proposal complies with not only our governing documents but also state and federal law.

If, indeed, you are asked to make a time-sensitive decision, we encourage you to step back, take a deep breath and let the process work out. Many times as my sons were growing up I had them come to me with some super deal that had to be done "right now" or they would miss out. To this day each of them remembers what they call Daddyisms-

"If you're asked to make a decision without time to get all the facts, walk away."

"There are some deals you just can't do."

"Hasty decisions are 'wasty' decisions."

"There's always another deal- probably better."

What your Board is asking is that we do things the right way- for all our benefit. You will be receiving another communication shortly in which we will ask for your open proxy to be granted to us. We anticipate that DD/Mike Ward will be asking you for the same thing. Ask yourself one simple question before you decide- Whom do you trust to do what's best for you?