

Owners:

As always, thank you for your financial investment in Blue Heron. As turnover grows closer every day, the committee continues to work toward a smooth transition of control. As a group of interested owners has called a meeting, many of you have contacted us asking what this means and have voiced fears. I will answer a few of those questions as well as some of the agenda items here for clarity and efficiency.

- Common Area Boundaries
  - All infrastructure and assets will be turned over at Turnover Date free of lien. This includes, but is not limited to, roads, systems – water/sewer, clubhouse/pool, green spaces, ponds, etc.
  - The Declarant will cover any handover expenses the Declarant chooses to incur/cover. There is no obligation to do so as stated in the CC&R's. What will be covered is anything initiated by the current committee and the Declarant.
  - The deed – which is public record – is held by Blue Heron RV Resort, LLC and is, again, free of any liens or mortgages.
  - Lots 88 and 92 are platted and buildable lots. Currently, as noted in the Rules and Regulations, they are set aside as green space. They were grassed to help with drainage and flooding in the back corner. As well, those lots have not been accounted for in the sewer capacity, thus would require their own septic tank and system.
  - The \$2500 turnover assessment was never a “purchase”. The amount was originally based on a valuation of the clubhouse at that time. Only the value dealt with the clubhouse – the turnover was always all assets. Subsequent valuations for the building are significantly higher. The amount was to be assessed at turnover. This changed when a spring caused the back sewer fields to fail. The Declarant and the committee agreed the assessment would be moved up because of the needed sewer project.
- Financials
  - Annual financials have been distributed each year. A cumulative financial history will be posted to help new residents better understand the history.
  - For planning purposes, there are usually 2-3 residents at any given time with a financial situation requiring they pay late and we have always worked with them. All have eventually been collected. There is one property currently in bankruptcy – Chapter 13.
  - Contingency/startup funds will be funded from those who have outstanding turnover assessments due.
  - The Declarant has never paid monthly/annual assessments on each property owned by Blue Heron - which is common practice. All expense overages, a much higher number, have been graciously funded by the Declarant. As the CCR's state all expenses may be passed along to the owners. The management fee to Gunter's Landing is also paid by the Declarant and is not a cost the owners absorb and does not provide any benefit to Amy Kimmons. It is a fee to offset small expenses like office/cleaning supplies as well as a fee to manage the accounting and offset Amy's time.
  - Has the Declarant made money – absolutely not. At the time of bankruptcy, 62 lots were already sold. Each and every year, Declarant funds have supplemented expenses at a value far exceeding any lot and land sales values. There is also an unexercised provision that all building be done by the Declarant. That provision would have provided revenue streams that were given up.
- Projects
  - Roto Rooter has handled most of the sewer work. They are a Level 2 Certified installer – one of only a handful in North Alabama. Randy Anderson, the owner, is the lead instructor for Alabama and is a previous President for the Alabama Onsite Wastewater Board. That organization is responsible for examining, licensing, and regulating – including fines – for manufacturing, installing, and servicing onsite wastewater systems. They are more than qualified – the most in the area. They manage a large system

for Cherokee Ridge as well as handle the outsourced work for the City of Guntersville. Are they perfect – no. Are they expensive – yes. Do they come 24 hours a day – yes. Have they been a great partner – yes. They are not just “clogged drain cleaners” which has been a common narrative.

- Water – Some work has been handled internally, American Leak Detection, Roto Rooter (work only – they do not do detection – only infiltration testing)
- The cost of these is hundreds of thousands and is irrelevant as the residents are not paying these costs. We will; however, share those.
- Turnover Committee
  - Residents have always been encouraged to participate in the process. Any self-appointed committees are the choice of the residents; however, the current committee will not be replaced by the Declarant and the leadership rolling elections will remain intact. We will work with any group or individual desiring information and wanting to take part in the process.

We encourage everyone to educate themselves by reading the CCR’s and the Rules and Regulations. Then, participation in the process by all will help strengthen community rather than divide it.

I challenge those with rogue and sometimes hateful Facebook sites to open them. More face to face conversations and less social media attacks would be helpful. In a world where politics, schools, social media, and neighborhoods are pitted against each other, Blue Heron should be the exception. There is a Declarant who has paved the way financially and peaceful transition is on the horizon.

Has there been an offer to purchase Blue Heron? There have been multiple offers over the years to purchase the clubhouse and conversations concerning the required number to have the Declarant proceed with Turnover. The Declarant has been steady in the fact that buildings, infrastructure, and amenities will be turned over to the owners so there will be no “sale” to an outside or internal party.

As there has always been an open door policy for information, the committee nor myself will be answering questions in the meeting. They will be present as homeowners to listen and hear for themselves. We have not been asked to prepare anything, so there will be nothing provided at that time.

I encourage everyone to be professional and kind. Emotions can be high in this setting and remembering that everyone has their own areas of interest and priorities will help. What is important to one, is not to another. The current committee, as well as those who have served and moved on have spent countless hours representing your needs. There has never once been a time that we discussed what is best for the Declarant and that side has been pushed. They, as well as their families, have sacrificed much.

Many have asked us about the vote. Any voting in this setting will be a poll – not an official vote. Polls still provide useful information to us all. An official vote will require following the Rules and Regulations concerning eligibility. Owners are welcome to form committees and provide information, questions, and feedback to the committee; however, the current committee will not be displaced.

I believe everyone has the best interest of the community in mind. We each would handle every issue, project, and task differently. As we move forward, we know that everyone can work together for the common good.