

White Bluff Property Owners Association, Inc.

December 31, 2013

Dear Property Owner,

I trust each of you had a very Merry Christmas and anticipate a prosperous 2014.

This newsletter is being sent with the billing statements for January and will be posted on the White Bluff website (www.whitebluffresort.com) under the "members" section. We will continue to send hardcopies of the December and June newsletters with the billing statements but, in order to save postage expense, the March and September newsletters will only be Emailed and posted on the website. If you have not already done so, you should register at www.whitebluffresort.com to receive EMail publications. Further, you are encouraged to periodically review the website for updated information.

As a reminder, the White Bluff Property Owners Association Board of Directors usually meet the 3rd Monday of January, April, July and October – an agenda is announced and posted prior to each meeting. We encourage all members to attend these meetings.

Even though we have enjoyed nice moisture these past few months, fire danger time will most certainly return with the warm spring weather. Whether you own a home in White Bluff and/or somewhere else, you should remain diligent in all matters regarding your safety and the protection of your assets. Clear roof surfaces, keep garden hoses available, don't drive or park in high grasses, keep combustibles such as firewood stacked away from structures and – most importantly – know your evacuation routes.

The POA Board of Directors reviews the financial statements of the association monthly. In our November (rescheduled from October to benefit the 2014 budget planning process) meeting, the Board approved the YTD books thru September as a correct reflection of income and control of expenses.

2013 has been a difficult year for the association because of the continuing lawsuits filed by a minority of property owners against the POA. Legal expense thru November is over \$620,000 and monies held in the court registry – that should be used for the operation of the POA – are now over \$267,000. As you know, the association had been quite healthy financially the past several years – meeting all obligations of the operation of White Bluff as well as paying against our debt. For 2013, not only will we not be paying against our debt, we will not break even.

During the November meeting the Board approved the operating budget, minor improvement budget and capital improvement budget for 2014. With the enclosed billing statements, you will see a "Legal Expense Assessment" of \$50 per property owner; a similar assessment will occur with the July, 2014 billing. The monies from this assessment are dedicated exclusively to POA legal expenses.

Additionally, the annual maintenance fee for only the homeowners of White Bluff will be increased by \$200 per year split between the January and July billings. This is the first maintenance fee increase at White Bluff since January, 2010.

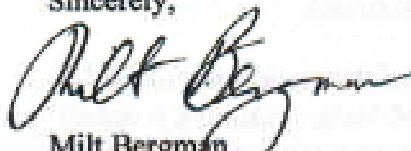
The White Bluff Resort Credit Program amounts and benefits will not change for 2014. Property owners that wish to sell their resort credits or wish to purchase those of someone else should check the website for updated 2014 information.

Hopefully all of you were aware of a review process called "asset transfer". There was a town hall meeting in August and smaller neighborhood meetings in October and November. Thanks to Jim Osborn for organizing this effort and a special thanks to the many property owners that participated. As a result of the surveys and the meetings, it is apparent that the large majority of you feel that now is not the time to entertain such a significant change. The pending lawsuits were overwhelmingly expressed as the most important reason to not make a change. If there is a new development on this matter, revised information will be passed to you.

The 2014 annual meeting of the White Bluff Property Owners Association will be held at the New Course Pavilion on Saturday, May 17th beginning at 10 a.m. Please make plans to attend. Additional details will be sent at a later date.

Thank-you for your continued support of the White Bluff Property Owners Association. Please contact me or any of the POA Directors (Mike Ward, Fred Curran, Larry Groppel or Clark Willingham) if you have questions or comments.

Sincerely,



Milt Bergman
POA President