

Louis Caissey <lcaissey@hotmail.com>

To:

Salina Hunter

,

petesdragon0837@yahoo.com

,

Mark Belew

,

Beka Sternhagen

Tue, Apr 19 at 7:51 AM

From: Mark Pieloch <mpieloch@petflavors.com>

Sent: Monday, April 18, 2022 2:08 PM

To: Louis Caissey <lcaissey@hotmail.com>

Cc: Sharon LaFaver <devilskitchenranch2@gmail.com>; Richard Kollars
<r_kollars@yahoo.com>

Subject: Re: Dues

Hi Louie,

Hope you are getting well now from your recent illness the past couple weeks.

Regarding the annual LOC dues, I am 100% committed to maintaining the \$ 400 per annual LOC dues for 2022.

If anyone has financial hardship, then that lot owner can submit for a "hardship" waiver.

Most of the landowners there can readily pay \$ 400 per year annually or more per lot.

If you start looking up the mailing addresses on the LOC lot ownership listings, you will find that most landowners are well off financially
(at least to be able to pay \$ 400 per year)

My plan is to start enforcing via property liens on individual lot owners, who refuse to pay their annual dues.

I think you know of a lot of residents who sold their lots for Big \$\$, but never could pay their dues.

With 10% inflation in the USA today and construction inflation at 20% annually, \$ 400 is very cheap annually.

As the developer I can always hold a special meeting and force higher dues or a "special assessment" for all lot owners,

but I am not looking to do that.

I need your help to maintain the \$ 400 per year in annual dues, as your part to make the LOC a better place for all lot owners -
not just the lot owners that live there (which is actually the minority of lot owners).

If I am going to be investing over \$ 1,000,000 in the LOC over the next 3 years, \$ 400 dues annually is fairly insignificant.

Thanks,

Mark Pieloch

On Mon, Apr 18, 2022 at 2:00 PM Louis Caissey <lcaissey@hotmail.com> wrote:

Hello Mark,

First, I hope this finds you and your loved ones well. Myself, it seems both the wife and I have recovered from our bout of illness last week, and we did have a wonderful holiday with family and friends.

I also want to thank you for your generosity and taking the "Bull By the Horn" when it comes to the road projects. The "Developer" has been severely lacking to this point. The projects you are taking on are very ambitious and to be admired. To most of the residents in the area these will be the largest improvements seen.

I was silly enough to include my contact information on the cover letter that was sent out with the statements. I also wrote a vague note upon the statements, one that encouraged a good amount of conversation both by phone and email. A few of the correspondences were challenging, but there was a lot of good to many of them. The largest concern has been the jump from \$100 to \$400, certainly with the lack of progress on the roads for the past few years. Obviously, there will be a large change in progress pace in the next two years, again thank you.

Talking with people, I can sell them on dues of \$200 per year, and I believe I can increase participation with a bit of time. Participation has been the issue. Some might be caused by correct address issues, some by lack of communication and transparency. I truly believe if given time, I can begin to build trust within this community to help all of us along.

Mark, I'm asking you to consider moving dues back to \$200 for the next couple of years. Give me a chance to build participation and some trust. In the grand scheme of things, I don't think it will slow us down in the least bit, it may even smooth things out for all of us.

Thank you for taking the time to read this and your consideration.

Respectfully

Louie