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Subject: Board Candidates
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L'Esprit Neighbors,

We need new volunteers elected to our LPOA board of directors this fall. Board decisions affect L'Esprit's reputation which, in turn, impacts our property values that collectively represent hundreds of millions in investments.

Please confidentially email me if you'd like to attend a brief invitation-only session (date/time TBD). Participants won't include individual litigants in L'Esprit-related lawsuits since 2021. The sole purpose is to confirm three board candidates who commit to following rules and providing full transparency.

Hopefully, among other priorities, a reconstituted board will ensure that 20^{+/-} miles of recorded bridle path easements are finally re-surveyed, directional/safety signs are posted throughout the easements, and available funds are properly allocated for ongoing easement maintenance and possible repairs over time. Few tract owners horseback ride, however, these easements remain our L'Esprit's main amenity, responsibility and liability exposure.

In closing, despite an insurance company primarily covering the extensive costs of multiple lawsuits, LPOA still incurred an average

of about \$50,000/year in legal expenses during the past three years, plus budgeted another \$48,000 for 2026. **Stunningly, volunteers stated at a July 22nd board meeting that some tract owners apparently have, without express membership permission, self-funded many thousands of dollars in *other LPOA expenditures in recent years*.** I seriously question why sitting board members permitted self-funding that, in my opinion:

1. Completely bypassed LPOA's prescribed member assessment process to cover expenses, that process of which also helps to guard against real or perceived conflicts of interest; and,
2. Intentionally or inadvertently masked the financial implications of exorbitant expenses from legal invoices which the current board prohibits members from inspecting.

Neighbors, it's time for new board leadership. If you perhaps question the urgency of this initiative, please review all content on www.ourspiritcommunity.com and then decide for yourself.

Kindest regards,

John Underwood

Co-Owner, Tract 152-1