

Dear PUD Homeowner,

In early February, you will receive a mailing from the Indian Ridge PUD Homeowners' Association. The mailing includes the Notice of Annual Meeting & Election and the Pool Usage Project Vote, along with your OFFICIAL BALLOT.

The Notice explains the process for the Annual Meeting and the Board of Directors Election. What is different this year is that the Pool Usage Project Vote is being included as a separate vote on the same ballot. This came about because the PUD Board is seeking your vote to provide guidance on how many pools are needed in our community. What follows is a summary of why we are asking you to vote on this important issue.

Starting in 2024, the PUD Board responded to members' inquiries about pool usage at our 17 PUD pool complexes by creating an Ad Hoc Pool Usage Committee (Committee) comprised of three members of the PUD Board. The Committee was charged with evaluating pool usage and associated costs. Over time, this effort expanded to identify alternative uses for pool properties that could serve the community while controlling future expenses. This led to the following Committee recommendation:

1. A plan was proposed, with seven (7) pool complexes selected to be repurposed or sold.

This plan was presented to PUD Homeowners via an e-blast, followed by small-group homeowner meetings and a Zoom meeting for those unable to attend the in-person meeting. Many good ideas and thoughts were discussed and then incorporated to modify the plan as detailed below.

2. The Committee went from seven (7) pool complexes to five (5); all to be repurposed, with no lots to be sold for new home construction. The Committee concluded that a limited number of pools could be removed and repurposed while still maintaining balanced community access. As part of this proposal, three pools were specifically identified by location for closure and repurposing, while two were to be identified later. This is further detailed below.

This plan eliminated the sale of lots after an independent appraiser valued lots suitable for construction of new homes as being greater than authority granted by our CC & R's.

The vote being requested is not in any way an effort to change our C C & Rs, but rather to ensure the community agrees by their vote to support this project.

Before taking any action, the Board is asking for your vote; it is your vote that determines the Board's next steps. What You Are Being Asked to Vote On:

Your ballot will include similar language, you will have two Votes, they are:

### **Vote 1**

A **Yes Vote** supports the Board to remove and repurpose three specific pool areas over multiple years, subject to Board approval for budgeting and needed operational planning. Estimated savings over 10 years are \$1,394,947.

In 2026, if a positive vote is received for vote 1, there will be further discussion with the Indian Ridge Country Club to repurpose Pool 27, located behind 748 Mission Creek on the golf course of Aroyo 15, and Pool 29, located behind 412 Tomahawk on the tee box for Grove 18. Note that these pools are located primarily on the existing golf course, with no direct access other than a walkway. The discussions with the Club have been positive.

An additional pool to be repurposed in 2027 is Pool 33 across from 101 Gold Canyon. This is in the far south-west corner of our community. A joint project with the club has been discussed for 2027.

### **Vote 2**

A **Yes Vote** supports the Board in repurposing up to two additional pool areas into parks, green space, or other community amenities. Estimated savings over 10 years: \$776,654. The specific pools have not been identified but member input suggests corner lots might be best suited. This is planned for 2027 – 2028, subject to Board consideration and further review.

A **No vote** for either Votes 1 or 2 would cease repurposing efforts, leaving pools and current budgets in place

The Board recognizes that some homeowners want to keep the pool closest to their house, believe their property values may be affected, and do not want the disruption associated with repurposing pool complexes. Others believe the cost of maintaining 17 pools is not

warranted, given member usage. The savings over 10 years range from \$1,631,620 to just over \$ 2 million.

This vote gives homeowners a direct voice in how your association's funds are spent and in determining long-term maintenance obligations.

Regardless of your position, it is essential that you vote. Without sufficient participation, the Board cannot act on your homeowner guidance. Please vote.

Sincerely,

Jim Stubbs

PUD President