



Don't vote
yes under
duress!

Vote NO for now, and
let's all work together to
formulate a new plan
that demonstrates full
transparency to
homeowners, **fiduciary**
responsibility, and
justification of all
expenses.


VOTE NO
UNTIL YOU KNOW



Tell the Board!

As a Homeowner, you are entitled to:

- ☐ Review all Scopes of Work with estimates and budget for Irrigation and Golf Design.
- ☐ Understand what is NOT being covered in the irrigation estimates (e.g. streetscapes) - and what these items may cost in the future.
- ☐ Review details on Loan Financing for the Irrigation and Golf Design scope of services (for example, do you know if homeowners face a lien on individual property related to the assessment?)
- ☐ Understand what changed from April 2024 when homeowners were told there was budget in the reserve study to pay for a large part of irrigation system.
- ☐ Obtain written detail on golf course cost reduction from \$7,475,000 to \$4,411,260. What items from Cary Bickler May 2023 Golf Course Master Plan were eliminated to achieve this reduction?
- ☐ Understand the specific scope of work items in the irrigation and golf bid that are allocated to homeowners.
- ☐ Receive the HOA business plan, pro forma, cost analysis, long-term operations, and golf membership projections to demonstrate fiduciary responsibility, and justification of expenses.

www.thespringslc.com