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FREQUENTLY ASKED QUESTIONS – Town Hall Edition

This FAQ is intended to provide owners with a general overview. Please keep in mind that every ownership situation is different, and some questions may require individual account review.

If you have questions about your specific ownership, title, usage, deed-back options, voting, or distributions, please review the "Contact Us" section so we can review your account and provide the most accurate information.

Q: Why is the Association pursuing termination of the timeshare program?

A: During the title review process, previously undiscovered unpaid property taxes owed by the original developer (Glenn Ivy Resorts) were identified. These unpaid taxes date back to the late 1990s and are attached to several developer-owned parcels. If left unresolved, these taxes would significantly reduce the proceeds available to owners when the property is sold.

The Board and Lemonjuice Solutions believe that terminating the timeshare program and selling the property is the best path to maximize owner value.

Q: What is a "Quiet Title Action"?

A: A Quiet Title Action is a legal proceeding asking a court to determine ownership and responsibility for disputed property interests.

In this case, Lemonjuice intends to ask the court to determine that the unpaid developer taxes are the responsibility of the original developer—not the current owners.

This legal action will run simultaneously with the termination process.

Why can't the County simply forgive these taxes?

Over the past several months, Lemonjuice:

- Met directly with San Bernardino County officials
- Engaged two California law firms
- Attended Board of Supervisors meetings
- Requested negotiations

Unfortunately, the County has declined to modify or reduce the tax obligations, leaving litigation as the only remaining option.

Voting Questions

Q: What will owners be voting on?

A: Owners will vote on a proposed amendment that would:

- Establish a sunset date for the timeshare program.
- Authorize termination of the interval ownership structure.
- Empower the Board to act as trustees throughout the sale and distribution process.

Q: When will the vote occur?

A: A Special Membership Meeting is expected within the next two months.

Owners will receive:

- A complete copy of the amendment
- A proxy ballot
- An explanatory letter
- Voting instructions

These materials will be sent by both U.S. Mail and email.

Q: How many votes are required?

A: The governing documents require approval from 75% of the eligible voting ownership interests.

Owners who are delinquent may lose voting rights unless they become current before the vote.

Owner Status

Q: What does it mean to be a "current owner"?

A: A current owner is one who has paid all assessments through 2025.

There were no maintenance fees assessed for 2026.

Current owners:

- Retain voting rights
- Are eligible to participate in the termination vote
- Will participate in future sale distributions

Q: Can delinquent owners restore their voting rights?

A: Yes.

If a delinquent owner pays the outstanding balance before the voting deadline, their voting rights may be restored.

Sale Process

Q: When will the property be sold?

A: If the amendment is approved:

1. The amendment will be recorded.
2. The timeshare program will terminate on the established sunset date.
3. The property will be marketed for sale.
4. Sale proceeds will be distributed after closing.

The goal is to complete this process before the end of the year, although timelines may change.

Q: Will the property be auctioned?

A: Possibly.

If an auction is used, it would be a commercial real estate auction platform—not a foreclosure auction.

Commercial auctions typically attract qualified investors who can demonstrate financial capability.

Q: How will the property value be determined?

A: Prior to listing:

- A professional appraisal will be obtained.
- A broker's opinion of value (BOV) will also be completed.

These values will help determine an appropriate listing strategy.

Q: Can owners purchase units?

A: Yes.

Owners may participate in the sales process if they wish to purchase units at fair market value.

Distribution Questions

Q: Will owners receive money after the sale?

A: If funds remain after expenses, net proceeds will be distributed to owners.

The exact amount cannot be estimated until:

- The property is sold
- Closing costs are known
- Legal issues are resolved
- Outstanding obligations are satisfied

Q: How will distributions work?

A: The distribution example is described as layers of a cake:

1. Net Proceeds- Initial distributions to eligible owners.
2. Outstanding balances owed by delinquent owners are satisfied.
3. Any remaining recovered funds are redistributed among current owners.

All distributions will be handled through an independent escrow company.

Property Taxes

Q: What are the unpaid taxes?

A: The unpaid taxes belong to the original developer, Glenn Ivy Resorts.

These taxes accumulated over many years after the developer ceased operations.

Q: Are owners personally responsible?

A: Lemonjuice does not believe current owners should be responsible.

However, until a court rules otherwise, these taxes remain an issue that must be addressed before closing.

Q: Do owners continue paying property taxes?

A: Yes.

Owners should continue paying their individual property tax bills until instructed otherwise.

The hope is to complete the termination before additional taxes become due.

Property Management

Q: Who is maintaining the property?

A: Although the resort is closed:

- A resort manager regularly inspects the units.
- Maintenance personnel address interior issues.
- The HOA manages exterior maintenance.
- Security gates and regular inspections help protect the property.

Q: Who is paying for operations now?

A: Operating expenses are currently being funded through advances by Lemonjuice Solutions and Alderwood.

These advances are intended to be repaid from sale proceeds rather than through new owner assessments.

Title Questions

Q: I need to remove someone from my deed. What should I do?

A: Owners should contact Lemonjuice Solutions.

The title team can assist with:

- Removing deceased owners
- Correcting ownership records
- Quitclaim deeds
- Other title issues

Owners are encouraged to resolve title matters now to avoid delays during distributions.

Q: Will owners pay legal fees for the Quiet Title Action?

A: No.

Lemonjuice Solutions is funding the legal work as part of its project responsibilities.

Board Questions

Q: Are Board members compensated?

A: No.

Board members serve as volunteers and do not receive compensation for serving on the Board.

Resort Questions

Q: Is the clubhouse included in the sale?

A: No.

The clubhouse is owned by the separate Lodge HOA.

The timeshare association owns only the timeshare units and related common-interest rights.

Q: Do the units have lake rights?

A: No.

The timeshare units do not currently include Lake Arrowhead lake rights.

Q: Will this process affect my credit?

A: No.

The Board stated that participation in the termination process does not negatively impact owners' personal credit.

Communications

Q: Where can I obtain updates?

A: North Bay Information Site.

Site: https://northbayreimagined.info

Future communications—including:

- Presentation slides
- Meeting recordings
- FAQs
- Voting materials
- Timeline updates

will be posted there.

Owners may also contact Lemonjuice Solutions by email for assistance or account-specific questions.

Email: northbayreimagined@lemonjuice.biz