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LemonjuiceSolutions.com

June 18, 2026

Dear Northbay at Lake Arrowhead Owners,

We know it has been a while since our last update, and for that we sincerely apologize. The silence was not for lack of care — quite the opposite. Over the past several months we have been working diligently behind the scenes, and in the course of that work we uncovered a significant amount of information, previously unknown to both Lemonjuice and the Association, regarding unpaid developer taxes that are impacting the property. Once we understood the scope of what we were dealing with, we wanted to make sure we had a complete and accurate picture before reaching out, so that the update we brought to you would be meaningful rather than partial.

We now want to share what we have learned, openly and directly, and walk you through the path forward together.

What We Uncovered

As many of you know, North Bay at Lake Arrowhead was originally developed and sold as an interval (timeshare) resort. Under the Association's governing documents, certain property tax obligations tied to intervals still held by, or originally taxed to, the developer (the "Declarant") were the developer's responsibility. What we discovered is that a substantial portion of these developer-related property taxes went unpaid over a period of time — and that this history was not previously disclosed to, or known by, the Association or its current management.

Because these obligations are tied to the property itself, unpaid taxes of this kind do not simply disappear. They can create liens and other encumbrances that affect the resort as a whole, which in turn affects every owner who holds an interest there. This is why we are treating the matter with the seriousness and urgency it deserves, and why we believe it is so important that you hear about it directly from us.

Why This Matters to You

We want to be clear and reassuring on one point: our goal in bringing this forward is to protect owners and to find the best possible resolution, not to alarm you. Understanding the full history of these unpaid developer taxes is the first step toward resolving them, and we are committed to keeping you informed at every stage rather than leaving you to wonder. You deserve transparency, and you have our commitment to provide it.

The good news is that uncovering this information also opens the door to a path forward. At the Town Hall, we will explain what we have found in plain language, what options exist for addressing it, and how this connects

to the broader conversation about the future of the resort — including an update on termination. We will leave ample time for your questions during the Owner Forum, and no question is too small.

Please Join Us

We genuinely encourage every owner to attend. The more informed our ownership community is, the better positioned we all are to make sound decisions together. The full meeting details, agenda, and connection information are provided on the following page. We look forward to seeing you there, and we thank you for your patience, your trust, and your continued commitment to North Bay at Lake Arrowhead.

With warm regards,

Lemonjuice Solutions & the North Bay at Lake Arrowhead

Owners Association Board of Directors

NORTH BAY AT LAKE ARROWHEAD OWNERS' ASSOCIATION

Dear Northbay at Lake Arrowhead Owner,

A Virtual Town Hall will be taking place via Zoom on Tuesday, June 23, 2026. This informative meeting is designed to provide the owners with important information regarding current developments affecting the Association and the future of the resort. We strongly encourage all owners to participate in the Town Hall to ensure that they are informed about upcoming events. This session is your opportunity to stay informed and ask questions.

If you have any questions you would like to submit in advance, please send them to the contact information below; however, we will ensure that all owners have the opportunity to ask questions during the meeting. Please email us at northbayreimagined@lemonjuice.biz

See Zoom info below:

Meeting Details: Owner Town Hall – North Bay at Lake Arrowhead

DATE: June 23, 2026

TIME: 7:00 PM Pacific Time, 10:00 PM Eastern Time

PLACE: Via Zoom

ZOOM: <https://us06web.zoom.us/j/84719793161?pwd=tH3tsgwcklnZoLEJBnP3MW3HXrBuBV.1>

Meeting ID: 847 1979 3161

Passcode: 782494

One Tap: 1-305-224-1968

Agenda Highlights

- Unpaid Developer Taxes
- Termination Update
- Owner Forum

Zoom Meeting Decorum

To ensure a smooth and respectful experience during our virtual meeting, we kindly ask all owners to observe the following guidelines:

- **Please attend the meeting on time** and print your full name in the chat for identification purposes.
- **Keep your microphone muted** until the moderator acknowledges your raised hand during the questions and discussion section of the meeting. This will also help reduce background noise.
- **Enable your camera when possible**, and ensure your background is appropriate and free of distractions.

- **Minimize interruptions** by choosing a quiet location and staying focused on the meeting discussion.
- **Engage respectfully**—both when speaking and when using the chat feature.
- **Please use the “Raise Hand” feature** if you wish to speak during the question and discussion section of the meeting.
- **Submit your questions in the chat**; they will be addressed during the designated questions and discussion portion of the meeting.
- **Do not record or distribute any portion of the meeting** without prior approval from the Association.
- **No repetitive topics** To allow time for as many owner questions as possible, please avoid repeating questions or topics that have already been addressed. If you arrive late, please review the questions already asked in the chat or review the meeting video at a later time, if a recording is made available.

Your cooperation helps us maintain a respectful and productive environment for all owners. Thank you!

Sincerely,

North Bay at Lake Arrowhead Owners Association

Board of Directors