

Dear Homeowners and Residents,

We want to provide you with a factual update regarding recent litigation involving the Association. Some owners and residents may have already heard about this matter through social media or conversations with neighbors, and we felt it was important that everyone receive the same information directly from the Board.

The Blue Pine Village HOA is the **defendant** in a lawsuit recently filed by a homeowner. In addition to the Association, several individuals who have volunteered on the Board over the years have also been named as defendants.

A previous lawsuit concerning similar matters was delayed due to procedural issues last year. An amended lawsuit was filed on June 30, 2026, and the Association was served with the summons last week. We have reported the claim to our liability insurance carrier, and the insurance company has appointed Conroy & Simberg as defense counsel to represent the Association. We are currently working with counsel to determine the appropriate next steps.

Regarding the use of Association funds, the claim has been submitted to the Association's liability insurance carrier, and **defense counsel has been provided through that policy**. As with most insurance policies, the Association remains responsible for any applicable deductible and any costs that are not covered under the policy.

Because this matter is now active litigation, there are limits on what the Board can discuss publicly while the case is pending. We appreciate your understanding as we fulfill our responsibility to protect the interests of the Association and its members.

We also want to clarify that the large packet recently mailed to owners is **not related to the lawsuit**. That mailing concerns the revitalization of the Association's Covenants and Restrictions, which expired several years ago. A prior board attempted to renew the covenants, but the required statutory process was not fully completed.

As part of a broader review of the Association's governance and procedures, the Board retained Becker & Poliakoff as legal counsel last year, who identified this issue. The Board discussed the revitalization process during open meetings last September and November. **The "Recitals" and "Written Consent" form included in the mailing is an important part of the statutory revitalization process.** Restoring active covenants helps preserve the character of our community and supports the long-term operation and protection of our shared amenities, including the pool and other common facilities.

The Board remains committed to communicating transparently with the membership while also respecting the legal process. As additional information becomes available that can appropriately be shared, we will continue to keep the community informed.

Thank you,

Blue Pine Village HOA Board of Directors