

- Claim - The CSRPOA board filed for Chapter 11 bankruptcy on February 28, 2025, without owner disclosure.
  - Fact – The Board has financial responsibility to keep the POA solvent. In November it was becoming clear that the financial future was at risk brought on by the non-resident lawsuit settlement and increased insurance costs.
- Claim - Bankruptcy aimed to avoid a 2024 lawsuit payment and change governing documents without membership vote.
  - Fact – The Bankruptcy was not to avoid payments to any creditors. It is aimed at improving future revenues to pay off current and future debts while minimizing risks to all homeowners. The provisions of the non-resident's lawsuit settlement was the major cause for seeking reorganization.
  - Fact = The reorganization plans will require membership vote.
- Claim - Owners are responsible for attorney costs, with a budget of \$35,000 for legal fees in 2025.
  - Fact – By seeking restructuring via bankruptcy the community will have a functioning POA focused on reducing risks to the community from the 27 parcels of easements and parks.
  - Fact - Without this effort, or if it is stopped, the community will be financially bankrupt and will remain at risk from future lawsuits if someone get injured on community property from a falling limb, fire, or tripping near the pool.
- Claim - Regular assessment of \$18/year is insufficient; voluntary assessments have been a larger income source.
  - Fact - In the last 2 elective assessments the non-participation rates were 37% and 46% respectively.
  - Fact - Operating expenses, which does not include cost of repair, are 4X the assessment revenue stream. All other revenue sources vary wildly year to year.
- Claim – The non-resident with the lawsuit publicly stated his intention is to bankrupt the POA.
  - Fact - True