

February 15, 2022

Certified Mail – Return Receipt Requested

Lone Mountain Shores Owners Association
171 Bluff View Road
New Tazewell, TN 37825

Dear LMSOA Board of Directors,

On behalf of the undersigned, this letter is to formally request the status of the following items:

- Bylaw changes pertaining to short-term rentals identified as proposed Article IX. While it is understood that by-law changes do not require a membership vote, a vote by members is not prohibited, and was in fact conducted. Owners approved the Article IX changes in the fall of 2021 by a vote of 167 to 76; and the Board has a responsibility as elected officials to honor the direction of the majority of owners. Please address the following questions:
 - When will the Bylaws be amended to include the Article IX changes?
 - How will the membership be notified of said amendments, and where will the documents be filed?
 - On March 21 – the date of the next Board meeting – it will be 8 weeks since the January 22 meeting regarding Article IX. If the Board does not have a timeline for amending the Bylaws to include Article IX by the March 21 Board meeting, what is causing the delay and when do you anticipate the delay being resolved? It was mentioned at the January 22 meeting, that next steps were for the board to discuss the topic. What additional information is needed in order to enact the proposed changes?
 - If the Board does not intend to amend the Bylaws to include Article IX, please explain the justification for disregarding the will of the majority of owners.
- How does the Board plan to resolve the ongoing discussion of short-term rentals causing division within the LMS community? This topic has been under active discussion for many months, and it is a board responsibility to resolve or mediate such disputes between or among owners. Please address the following questions:
 - What specific steps does the Board plan to take to mediate or resolve the short-term rental issue?
 - What is the timeline for bringing the topic of short-term rentals to resolution?
 - How does the Board define “resolution” for the issue of short-term rentals?

It is felt the Board’s responses at the February 7 Board meeting to owner questions relating to short-term rentals were evasive and did not foster an atmosphere of transparency. Specifically, when asked to speak to the board’s interpretation of the LMSOA covenants as written, the response was that they were “being interpreted as written,” when in fact, if *interpretation* is enacted, then by definition, the topic is open to ambiguity. Please be specific and mindful of your pledge to be transparent when addressing the questions posed in this letter. Please receive this as a formal request to be placed on the agenda for the March 21 Board meeting to be given an opportunity to respond to the Board’s answers to these questions. Thank you!

Sincerely,

See reverse side for signatures (in alphabetical order)

Deb Hays

Deb Hays

Michelle Lund

Michelle Lund

Gail Robinson

Gail Robinson

Margaret Kaniecki

Margie Kaniecki

Kathy Nixon

Kathy Nixon

Annette Schell

Annette Schell