June 7, 2024

Club Tahoe Resort Owners’ Association, Inc.

c/o Marc Pearl, President

914 Northwood Blvd.

Incline Village, Nevada 89451

Certified

Mr. President and members of the Club Tahoe Resort Owner’s Association Board of Directors:

I delivered the included letter by hand to the Board at the April 27th CTROA Annual Meeting. As of today, I have not received a response either via mail or phone call.

By this second notice, I am requesting answers to the following questions, which should be addressable in less than 30 minutes. The document on the reserve study should already be posted to the CTROA website as required by the Nevada Statues covering Associations like ours.

Given our previous interactions, I believe you are intentionally neglecting your fiduciary responsibilities to our Association Members and your obligations as Board Members. I believe you may be hiding self-interested actions that conflict with your duties of care and potentially violate one or more Nevada Statues.

I intend to pursue all available recourse against you as individuals and Board Members until you comply with your responsibilities to all the Association members and open the books and records of the association for all to see.

Respectfully,

Keith Ogden

46 Edwards Avenue

Sausalito, CA 94965

cc: Tricom Management, Inc.

April 27, 2024

Club Tahoe Resort Owners’ Association, Inc.

c/o Marc Pearl, President

914 Northwood Blvd.

Incline Village, Nevada 89451

By hand

Mr. President and members of the Club Tahoe Resort Owner’s Association Board of Directors:

I am disappointed that this morning’s scheduled Board of Directors meeting, held annually before the Annual Owners’ Meeting, was cancelled without notice to the Membership. It is my understanding that this is the first time in the history of the CTROA that there was not a Board Meeting with an owner’s forum prior to the annual meeting.

I have the following questions I would like to have addressed by the Board or the Manager:

* What are the standing committees and who are the committee members?
* Who is the independent accountant who reviews the annual financials as prepared for the Membership?
* Please provide the detailed result of the most recent reserve study prepared by Manager
* Please provide information on the four areas of insurance coverage required by the Association Bylaws.
* Please provide documentation on the current “deed surrender program” where it is my understanding that member/owners may surrender their deeds and the associated responsibility to pay annual maintenance fees for a payment of $400.
* How many of the associations 4800 weeks have been surrendered under this program and what are the plans to maximize the value of these weeks for the good of the Association Membership?

Please respond to this request in the 4/27/24 annual meeting or by written response to my home address below within 30 days. You can confirm our ownership information in the Secretary’s official roster.

Respectfully,

Keith Ogden & Mona Lynch Ogden

46 Edwards Avenue

Sausalito, CA 94965

cc: Tricom Management, Inc. via email