From: steve heitzner <steve.heitzner@universityparkrd.com>
Sent: Monday, October 12, 2026 7:55 PM
To: Steven Ludmerer <sludmerer@gmail.com>
Cc: Vivian Carvalho <Carvalhov@pfm.com>
Subject: Re: October 13 BOD Meeting - Agenda Item 3.

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Completely disagree. There is no share of accountability. Its 100% UPCAI. The two entities need to find their separate ways. I will never support a PBM solution.

> On 10/12/2026 6:18 PM EDT Steven Ludmerer <sludmerer@gmail.com> wrote:
>
> Dear Supervisors and Neighbors -
>
> I urge the Board to consider the settlement proffered by UPCAI under Agenda Item 3. It or a counteroffer is a better solution than mediation or a continued standoff.

The settlement is a middle ground. UPCAI proposes splitting the Fetsick separation costs roughly 50/50. This acknowledges a share of accountability on UPCAI's part. It also reflects the Management Agreement, which assigns all employee costs, including separation costs, to UPRD. Neither side gets everything it might argue for, which is what a reasonable settlement looks like.

Mediation costs homeowners twice and can escalate. The District and the Association will incur legal and mediator fees, and homeowners principally fund both. If either party rejects the mediated outcome, the dispute moves to arbitration or litigation, and those costs grow further. With all fees considered, the amount may grow exponentially.

Settling reopens a more important conversation. Resolving this now clears the way to resume talks on a new club management agreement, whether through PBM or a new LLC. That structure offers certain benefits not available with other UPCC management approaches currently being considered. It is worthwhile to have a PBM-like alternative as an option.

A continued schism between the organizations will consume your time and effort, distract from the key objectives, and further rile the community. Please consider accepting the offer or providing a counteroffer.

Thanks for your consideration.

Steve Ludmerer

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