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April 7, 2006

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Re: Demand for Inspection of Corporate Records; Other Corporate  
Matters

Dear Jay and Peter:

As you know, since January 17, 2006 I have requested inspection of all of the HOA's records that have been detailed in my various requests to you. By letter dated February 24, 2006, I let you know that my request for records is continuing in nature and I presume that the HOA Board has met since the February 6, 2006 minutes of the Board meeting that Jay provided me by letter dated March 10, 2006. Please continue to update me with the latest information on the Board's activities as demanded in my request.

By letter dated March 10, 2006, Peter provided me with documents from the annual meetings in 2004 and 2005, and he also provided me with some documentation regarding the June 10, 2003 special assessment meeting. While the 2003, 2004 and 2005 documents provided to me include a record of the members of the HOA in attendance at the meeting, they do not include any minutes of any of the meetings that allow me to ascertain the business transacted at those meetings. As you both are aware, the HOA is required by O.C.G.A. § 13-3-1601 to keep "...as permanent records minutes of all meetings of its members and board of directors, executed consents evidencing all actions taken by the members or board of directors without a meeting, a record of all actions taken by a committee of the board of directors in place of the board of directors on behalf of the corporation, and waivers of notice of all meetings of the board of directors and its committees...", that those records are required to be maintained "...in written form or in another form capable of conversion into written form within a reasonable time..." and that in the absence of records being in written form, "...[the HOA is required to] convert into

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written form without charge any record not in written form, upon written request of a person entitled to inspect it." O.C.G.A. § 14-3-1603.

The only minutes of any sort produced to me to date by the HOA to date is the original Directors' Consent for Organizational Meeting and the almost completely redacted minutes of the meetings of the HOA's Board. I was able to pull from the High Gables website the minutes of the September 19, 2002 annual meeting. I am aware of no other minutes that exist since the HOA has provided me with none. The HOA is required to maintain these written records or to convert non-written records to written form upon request of a member, and while I have already made that request, I hereby reiterate same. The minutes of the annual meeting I am expecting to see should contain information similar to what I presume is contained in the redacted minutes of the Board meeting or at a minimum should contain information similar to the September 19, 2002 minutes. I want the records to which I am entitled, and I want them immediately.

The documents you provided to me regarding 2003 special assessment meeting specify that a number of votes were provided by proxy, yet I see no evidence that any of those proxies were properly executed or actually exist. The executed proxies should have been included in the records of the meeting, and the HOA is required to produce same. Please send me copies of the proxies at your earliest convenience.

I intend to file a motion the week of April 24, 2006 to enjoin the HOA from taking any action until such time as it has a duly elected Board. I presume that you have reviewed the quorum requirements under the HOA's bylaws more carefully since my discussion with Peter of last week and that you realize the HOA's members could not have elected a Board in 2004 when 26 members attended the annual meeting or in 2005 when 24 members attended the annual meeting. The bylaws clearly require 51% of the members to be present at a meeting of the members in order to be able to transact any business. On February 22, 2006 I warned both of you and the Board members of my suspicions that the Board's actions are ultra vires, and the records you have provided to me to date confirm those suspicions.

The glaring deficiencies in the HOA's record-keeping and failure to adhere to its own governing documents is more evidence to me that the folks on the HOA Board who purport to be in charge should resign their positions immediately. Accepting a fiduciary role in an organization requires a person to exercise a certain amount of due diligence, and the current leadership is woefully inadequate in that regard. I hereby demand that every purported officer and director of the HOA resign immediately and that we file a joint request with Judge Bishop to

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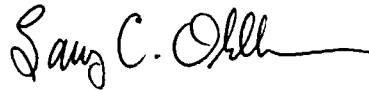
Order a meeting of the members where a quorum is present so that the HOA can conduct business.

As I indicated to Peter, I am sending a mailing to all of the HOA members informing them of the ultra vires issue and requesting that they give me a proxy right to vote their respective interests no later than April 19, 2006. If I receive 73 such proxies, I intend to call a meeting where I will conduct whatever business that I am authorized to conduct and we will see what direction some of the issues will take after that meeting. I have included copies of the proxies and my correspondence to the other members for your information.

If I do not receive the necessary number of proxies, I will be filing a motion requesting that Judge Bishop enjoin current Board from taking any further action against me. As you know, I dispute the ability of the current Board to do anything at this point, and if the current Board does not join in my request for the intervention of Judge Bishop if same turns out to be necessary, I will seek all costs and fees that I incur when I file my request for an injunction.

Govern your conduct accordingly.

Very truly yours,

A handwritten signature in black ink, appearing to read "Larry C. Oldham", with a long horizontal flourish extending to the right.

Larry C. Oldham