

Exhibit #3C-4

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March 5, 2021

Via EMAIL ONLY

Mr. J. Sarmiento, Jr., Esq.
140 Geary Street, Seventh Floor
San Francisco, California 94108

Re: Woodridge Mutual Water and Property Owners Corporation: Association's
Maintenance Obligations of Woodridge Lake and Fire Roads & Association
Records Inspection Request:

Dear Mr. Sarmiento:

As you are aware, we represent Woodridge Mutual Water and Property Owners Corporation ("Association"). This letter is in follow up to your letter dated February 19, 2021, and our subsequent phone and email correspondence.

We have asked you to provide information regarding your client's claims that the current status of Woodridge Lake (the "lake") maintenance and fire exit roads maintenance constitute "emergency" circumstances. You have not provided any support for these claims other than the ambiguous statement that a deer may have drown in the lake sometime in the past and the unsupported statement that "[Sonar] pellets need to be in by early March." (It is likely true that early application is necessary, but given our current time constraints that cannot happen this year.) Further, your client was silent on these issues for the past eight months, having apparently done nothing despite the fact that he had the right under the Association governing documents to call a meeting of the Association to address this "emergency" problem (this could have even been done by mail). The concern sounds like an aesthetic concern trying to be dressed up as an emergency. I remain open to information that might change this impression.

As we discussed on the phone, the fire exit roads are diligently maintained, and the Association has in place many safety mechanisms for fire early warning and exit planning. (I would note, if it is an issue for your client, that the abandoned dam exit road is not viable due to issues with the DOD and County.) Of course, fire safety is an ongoing concern so maintenance and planning will be continual in the future. If your client has particular concerns or believes

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there are deficiencies, the Association and its Board would be eager to hear them and be sure they are properly addressed.

As noted, although I do not want to diminish the seriousness of fire preparedness, I believe your client's primary purpose in retaining you is to continue his prior quest to have the lake treated with the chemical Sonar to clear the aquatic growth for aesthetic reasons. I am sure that your client has provided you with at least some of the prior correspondence between him and the Board concerning Sonar treatment during their conversations in March through June of last year. In that correspondence the history and issues were explained to your client but, although he appeared at the time and for the last eight months to be satisfied, he now does not appear to have accepted (or, based on the history you have suggested in your correspondence, even acknowledged) the history as relayed to him.

There is a substantial history, and documentation is being provided, although the effort seems moot at this juncture. Of particular note, the decision concerning addressing the need, method and frequency of lake aquatic growth has, except in one unique instance, been a decision by vote of the Association and not one of the Board. This is the proper process as the decision involves substantial cost and unequal benefit (many lot owners recognize no value from the lake) and the issue of adding a chemical to a body of water utilized by some lot owners and guests. It should be, has been, and will continue to be, a decision best made by a vote of the members. As to the one exception where the Board stepped in, there was a problem with the lake's water release management system (a jammed release valve) and there was the concern that the lake would need to be emptied to fix the issue, which would result in emptying the lake shortly after the expensive Sonar was applied. By the time the dam issue was resolved, the Board was faced with the option of either doing nothing (Sonar too late in year to be a good value) or doing something (machine clearing). They chose interim machine clearing. All of this was explained in quarterly newsletters to the members.

Currently the vote of the Association stands with machine clearing. However, due to the challenges experienced this last year attempting to undertake machine clearing, the Board sought out a company that offers both chemical and machine clearing to give competing estimates of the cost and effectiveness of each. We have reason to believe that their processes will be substantially different and more advanced than prior vendors, and as such we expect that the cost and effectiveness information will be basically incomparable to prior experience. When I asked you in our most recent correspondence to provide support for your claim that mechanical clearing is "significantly more costly, less efficient, and requires return visits" compared to Sonar (to perhaps supplement the Board's gathered information), you responded with the enigmatic statement, "It is not for the members to provide support for using Sonar." Okay. Also, the Board is looking into resources regarding the safety of Sonar including its active ingredient Fluridone to assist members in their assessment of what they are willing to approve. This, collectively, is why your client's fishing expedition to find out the Board's prior

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information on cost and effectiveness is most likely moot. I suppose if the goal of the search is merely the hope of embarrassing the Board or tarnishing its reputation, or simply to harass the Board, the effort is not moot, but that does not seem a worthy pursuit.

The maintenance of the lake is an ongoing process and the Board and its committees are, as before, working to find the best proposals for the Association's consideration and vote.

In regard to the document request, the timing is very difficult. Maybe that is not by chance. As we discussed on the phone, the Association is deep in the process of redrafting its governing documents to act as a more explicit guide for Davis-Stirling compliance, and this is a monumental task given the size of the Association and the restrictions that must be honored concerning Covid. Approving the new documents, properly establishing the new Board, completing budgets and all associated activities are paramount for the Association and difficult enough with Covid restriction and a very small group of essentially volunteer people. Adding the document demand at this time is bordering on insurmountable, and I hope you and your client will show some grace in allowing time to respond.

Response to Documents' Request

You indicated you would accept documents electronically.

Minutes for the homeowner's meeting, committee reports, other reports with regards to maintenance, and the governing documents can be found on the website for the Association. The address to the website is: <http://www.woodridgepoa.org/>.

The governing documents that are currently on the website are the governing documents as of now for the Property Owner's Association. As noted, we are currently working on re-drafting all of the governing document so that they will provide more guidance regarding the provisions of Davis Stirling to the Board and the members of the Association. Copies of the proposed governing documents will be posted on this website as soon as they are ready for review by the members. We will send you a courtesy email when those documents have been posted, and I welcome your client's input about those changes. This is a project that the Board has been working on for some time, and we are on the last stages of finishing it.

I am also providing here the Board Meeting Minutes for 2021. I am also providing a copy of the insurance policy. Your client has in his possession the insurance policy as well as he requested it and it was given to him in June of 2020.

Per Davis Stirling, we have additional time to provide documents that are not from the current fiscal year and as we explained in previous correspondence, we are gathering those documents as promptly as we can in order to provide them to your client even prior to the

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deadline for providing them, if feasible. The following is a list of documents that I know are available and will be provided as soon as possible (within Davis Stirling time frames):

Documents that I am currently gathering (related to prior 2 years):

- All contracts that have been executed.
- The Budgets from the current and previous years
- All Board committee minutes from January 18, 2018 to the present (with the exception of those that are privileged)
- Committee Reports from 2019

Sincerely,

Todd Endres

Todd Endres
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