

October 13, 2008

Darrin Johnson
Environmental Consultant
Wisconsin River Power Company
P. O. Box 325
Necedah WI. 54646

Re: Notification of Default and Termination of Easement Agreement for Half Moon Bay Community Association.

Dear Mr. Johnson;

The Half Moon Bay Community Association Board has determined that resolution of all the issues raised in the notification of default and in subsequent meetings and discussions will require the following actions.

- Correction of the sixteen individual defaults listed in the notice.
- A Marina Plan documenting current and future Marina Docks and Day Piers.
- A Re-Planting Plan
- An Annual Maintenance Plan.
- An Education Plan

With regard to the sixteen individual defaults, letters have been sent to each of the responsible owners. Five of the violations have been cleared. Six of the violations were for mowing onto the SCA, and while we believe the mowing has been stopped, we suspect it may take until Spring before the evidence that the mowing has stopped will be visible. The remaining five violations, including the replacements for the Oak Wilt removals are currently scheduled for Spring planting. Some owners are currently choosing what they would like to plant. We will submit a Re-Planting Plan for approval before any planting is done. To date Red Maple, Silver Maple and Aspen have been chosen.

A Marina drawing is currently being worked on that will identify all the existing Marina Docks, Day Piers, Water Depths and new Marina Docks that would accommodate future growth. We expect to have the drawing ready for your preliminary review before the end of October, and have the Plan ready for submittal by the end of the year.

The Annual Plan that will provide the number of times we would expect to use some powered equipment during periods of maintenance, such as beach grooming and the installation of and removal of docks and piers should also be ready by the end of the year.

The Education Plan will consist of procedures that will issue letters from the Half Moon Bay Community office to the new owners of existing properties adjacent to the SCA, at the time the sale is reported. These letters will include the WRPCO document "Management Activities by Adjacent Landowners on the 100' Shoreline Commons Area.". A similar letter and the same attachment will be issued by the Association's Architectural Control Committee as part of the approval notification for new construction that will take place on any property that is adjacent to the SCA.

We trust that this proposed plan and schedule will meet with your approval and we will of course keep you posted and submit the plans as indicated.

If you have any questions or comments please contact me at 608-562-5146.

James Longhenry
President
Half Moon Bay Community Association

Copy To: Doug Bruha
Bud Henning
Wayne MaCardy
Steve Santacruz
Larry Zimmerman