

EXHIBIT H



TAHOE

BEACH & SKI CLUB

January 9, 2015

David F. Palmer
Chief Executive Officer
Diamond Resorts Tahoe Beach & Ski Club Development, LLC
10600 W. Charleston Blvd.
Las Vegas, NV 89135

Re: Tahoe Beach and Ski Club Owners Association

Dear Mr. Palmer:

The Tahoe Beach and Ski Club Owners Association (TBS) Board of Directors has recently learned that a Grant Deed signed by an officer of Vacation Resorts International (VRI) purporting to be an officer of TBS and purporting to be authorized to sign on its behalf, was recorded in El Dorado County, California in an attempt to convey 287 intervals owned by TBS to Diamond Resorts Tahoe Beach & Ski Club Development, LLC (DRCD). The TBS Board of Directors was unaware of any negotiation to sell intervals to DRCD until after the Grant Deed was recorded. Please be advised that TBS does not recognize the Grant Deed as a valid conveyance and will not recognize any transfers of the intervals in its records for any purpose, including reservations. The invoices sent to DRCD by VRI for 2015 maintenance obligations are likewise not recognized by TBS as being valid obligations of DRCD. Any payments received on those invoices by TBS will be returned to DRCD or will go unprocessed.

TBS has not yet been able to determine where DRCD's funds are located in its accounts due to certain irregularities, but TBS will return such proceeds as soon as they are located. To the extent that VRI or Stewart Title were paid sums in connection with the recordation of the Grant Deed document, those funds will be returned to DRCD when returned to TBS. Demand for return of \$81,675 taken by VRI as commission on the "sale" is being made simultaneously with this letter. Any assistance you can give TBS in obtaining the return of these funds would be appreciated and will expedite the return of the funds to DRCD. It is not known if funds were paid from TBS accounts by VRI to Stewart Title but to the extent they were, their return will likewise be demanded and when received forwarded to DRCD. In exchange for return to it of

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the funds paid, DRCD will take such action as is appropriate to clear the cloud from TBS' title created by recordation of the Grant Deed.

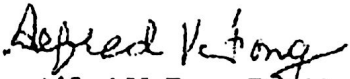
Once the cloud is cleared and sums are back in their respective coffers, the TBS Board of Directors is willing to meet with DRCD to discuss the sale of some of the intervals described in the Grant Deed. You should be made aware of the fact that some of the intervals described in the Grant Deed are oversold and some do not exist. Obviously, TBS would not authorize the sale of oversold or phantom weeks.

Mr. Frank Goeckel is aware of the TBS position and you may wish to talk to him. He was involved in the transaction and was fully aware that the TBS Board did not and would not have authorized this transaction, as was VRI. It is apparent from the emails, prior TBS Board meetings and the when and how the recordation occurred and the payments related to it were deposited and made, that both DRCD and VRI were attempting to keep TBS and its Board unaware of the transaction for as long as possible. Presumably, they hoped that the TBS Board would acquiesce to the transaction. The TBS Board cannot acquiesce, not only because of the oversold and phantom weeks, but because the transaction is fundamentally wrong. Both DRCD and VRI were aware that the Board had said that all bulk purchase (over 10) would have to be reviewed by the Board due to the auditor's warning that it was not a good policy to have significant portions of the resort owned by one entity, due to the Board's own policy against having concentrations of ownership and due to the membership's expressed desire to limit further entity ownership. Despite that, the TBS Board is willing to talk to DRCD about it acquiring some of this inventory. However, the future transaction will be a negotiation in the open with the relative interests of both parties considered and not a matter of skullduggery.

Finally, it is the TBS policy to submit disputes with its owners to mediation. If you would like to proceed to mediate the matter, the TBS Board is open to that suggestion.

If you have any questions on the above please call our corporate counsel, Joan C. Wright of Allison MacKenzie, Ltd. She can be reached at (775) 687-0202.

Sincerely,
Tahoe Beach and Ski Club Owners Association


By: Alfred V. Fong, President

me/jcw

cc: Joan C. Wright, Esq.
Robert J. Webb, Esq.
Grand Pacific Resorts