

Eagle Ridge Homeowners Association
Board of Directors Resolution – Reserve Expense

January 17, 2019

WHEREAS the Eagle Ridge HOA Bylaws Article V, Section 5 affords the Board of Directors the right to take any action by unanimous written Board approval which would otherwise been taken at a Board Meeting by majority vote of Board Members;

WHEREAS the Eagle Ridge HOA Bylaws Article VI, Section 1(q) imposes a duty upon the Board of Directors to maintain and repair all common areas;

WHEREAS the urgency of the below detailed common area repairs obligates the Board of Directors to take swift and immediate action to limit damages and expense;

LET IT BE HEREBY RESOLVED that the Eagle Ridge Board of Directors authorizes Rockwood Property Management to draw checks from the Association's reserve account totaling (approximately) \$16,203.58, payable to RC Worst and \$1653.93 payable to Tri County Septic for the following scope of work:

- New Hydromatic Vortexing Pump \$4900
- Hydromatic Compactor Kit \$406
- New Orenco Model Pump Control Panel \$4587
- Estimated labor & parts per the email \$5000
- Cleaning debris from wet well to install new pump \$1653.93

A copy of the Board approved proposal is attached for reference.

Being that this is a budgeted reserve expense scheduled in the Reserve Study, no repayment terms are required or necessary. This resolution will be ratified at the next Board Meeting and recorded in the minutes.

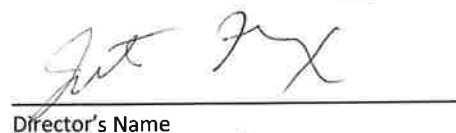
WA HOA Reference: RCW 64.38.075 Reserve account—Withdrawals.

An association may withdraw funds from its reserve account to pay for unforeseen or unbudgeted costs that are unrelated to maintenance, repair, or replacement of the reserve components. The board of directors shall record any such withdrawal in the minute books of the association, cause notice of any such withdrawal to be hand delivered or sent prepaid by first-class United States mail to the mailing address of each owner or to any other mailing address designated in writing by the owner, and adopt a repayment schedule not to exceed twenty-four months unless it determines that repayment within twenty-four months would impose an unreasonable burden on the owners. Payment for major maintenance, repair, or replacement of the reserve components out of cycle with the reserve study projections or not included in the reserve study may be made from the reserve account without meeting the notification or repayment requirements under this section.

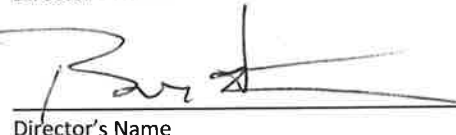
This resolution is made by unanimous written consent of the Board, as designated by each Director's signature below:




Director's Name 3/4/19
Date



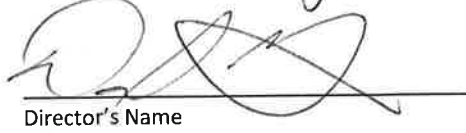
Director's Name 3/5/19
Date



Director's Name Date



Director's Name 3/5/2019
Date



Director's Name 3/6/19
Date