

CLEARWOOD COMMUNITY ASSOCIATION
BOARD RESOLUTION NO.. 2017-03-02

For membership approval at a special meeting following August 19, 2017 meeting, date to be determined

DRAFT

A Resolution to Ratify 2018 Budget

WHEREAS, according to the Amended Protective Covenants of the Clearwood Community Association, the Board of Directors is responsible for the enforcement of the same; and,

WHEREAS, the Clearwood Community Association Bylaws, IV, Assessments, (6) state that Within thirty days after adoption by the Board of Directors of any proposed regular or special budget of the Association, the Board shall set a date for a meeting of the owners to consider ratification of the budget not less than fourteen nor more than sixty days after mailing of the summary. Unless at that meeting the owners of the majority of votes in the Association are allocated or any large percentage specified in the governing documents reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected or required notice is not given, the periodic budget last ratified by the owners shall be continued until such a time as the owners ratify a subsequent budget proposed by the Board of Directors; and,

WHEREAS, as required above, at least 678 members, a majority of the 1355 owned member Clearwood lots, must vote no to reject this regular operating budget for it to fail; and,

WHEREAS, the Board of Directors has designated August 19, 2017 as the date of the owners meeting (a.k.a. regular Annual Membership Meeting) to consider ratification of the attached 2018 Budget; and,

WHEREAS, the Community has not had a general operations assessment increase since 2010 (\$15, \$5 of which was for sheriff stipend), the cost to provide services and maintain the Community has increased annually, and some services and membership events have been cut due to lack of funding; and,

WHEREAS, the maintenance of the Community is not meeting acceptable standards, Community property is not able to be maintained properly nor proactively, maintenance staff has been reduced to avoid a general operations assessment increase, and scheduled maintenance has not been able to be completed due to budget constraints; and,

WHEREAS, Community employees are due to receive wage increases per state laws passed; and,

WHEREAS, a General Operations Assessment increase of \$85 per lot per year is necessary to maintain acceptable standards of services and benefits to the membership; and,

WHEREAS, the board will call a special meeting in the future (date to be determined) to vote on an General Operations Assessment increase of \$85 per lot per year necessary to maintain acceptable standards of services and benefits to the membership; and,

THEREFORE, BE IT RESOLVED that the 2018 budget be ratified by the membership unless 678 owned Clearwood member lot votes, a majority of the 1355 owned member lots, vote no to reject this 2018 budget.

THEREFORE, BE IT ALSO RESOLVED that the 2018 budget be adopted.

Effective: January 1, 2018 Adopted by the Board:

ATTEST:

For the
CLEARWOOD COMMUNITY ASSOCIATION

On this day _____

LAURA DRYBREAD
President

ATTEST:

On this day _____

YVONNE MOORE
Secretary

Attachments: 2018 General Operations Budget 2018 Water Operations Budget