

CLEARWOOD COMMUNITY ASSOCIATION
BOARD RESOLUTION NO. 2017-10-01

For membership approval at a special meeting to be held on October 28, 2017 meeting, to adopt

A Resolution to Change General Operations Assessment.

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, (7) states that General Assessments shall not exceed the last adopted limit without a vote of the lot owners at the annual meeting or an special meeting called for that purpose.

WHEREAS, the last adopted limit for General Assessments/Operations is \$310.00 annually.

WHEREAS, the costs of goods and services, wages, benefits, insurance costs, have significantly increased since the last increase assessed in 2010; and 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 because 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, the Board of Directors has completely analyzed current spending, implemented all Auditor recommendations, and continued to operate with reduced paid staff to the extent that other options to reduce spending while maintaining standards and community infrastructure have been exhausted; leaving no other options but to reduce and/or close amenities without an increase in the Community Operations budget to be funded with the proposed increase in General Assessments.

WHEREAS, the Community By-Laws, Section IV, Meetings, (3) states that Special Meetings of the members may be called at any time by the President, by a majority of the Directors, or by the holders of 10% of the Association's members. Notice of the Special Meeting stating the object thereof shall be hand delivered or sent prepaid by first class United States mail by the Secretary or other Board designated official, to each member not less than 14 days before the meeting nor more than 60 days in advance of any meetings.

WHEREAS, as required under the By-Laws Section VI (5)(c) Voting at meetings, other than Annual Meetings shall be by members present in good standing, or their authorized agent. A majority of YES votes of those members in attendance as long as a quorum is present will pass an assessment increase.

WHEREAS, the Board of Directors, with recommendation of the Finance Committee determined that a General Operations Assessment increase of \$85.00 is necessary to restore to

previous levels the services and benefits to the membership

THEREFORE, BE IT RESOLVED that the 2018 Operations Assessment be increased by \$85.00 per lot beginning with the January 2018 billing.

Effective: January 1, 2018 Adopted by the Board:

Adopted by the Board of Directors September 16, 2017.

ATTEST:

For the
CLEARWOOD COMMUNITY ASSOCIATION

On this day _____

LAURA DRYBREAD
President

ATTEST:

On this day _____

YVONNE MOORE
Secretary

Attachments: 2018 General Operations Budget and 2018 Water Operations Budget