

Resolution #16 Authorizing the Raising of Funds by Special Assessment to Pay for Extraordinary Snow Removal Services

WHEREAS, due to the excessive accumulation of snow in December and January, additional unplanned, but necessary efforts (including hiring a pay loader to move snow piles, shoveling snow from roofs and digging out furnace pipes) were performed that were beyond the scope of the fixed price snow removal contract; and

WHEREAS, this significant unbudgeted expense of \$6,660 must be replaced so that other planned efforts are not adversely effected; and

WHEREAS, the Executive Board has the authority to collect common expenses from owners as per Section 25.2 of the Declaration; and

WHEREAS, this amount is within the limits established by Section 19.6 of the Declaration for non-budgeted common expense assessments and therefore ratification of the assessment by the Unit Owners is not required.

THEREFORE, BE IT RESOLVED by this Executive Board that the necessary funds are to be raised by a special assessment of the unit owners and that;

BE IT FURTHER RESOLVED that the assessment shall be \$185 per unit and that;

BE IT FURTHER RESOLVED that the Executive Board will inform the unit owners of the Association of this assessment and the payment options and due dates via USPS 1st Class Mail.

To Be Effective upon adoption.

Adopted by vote of the Executive Board on March 28, 2011.

President, James Greeson
Strawberry Fields Condominium Association