

Firewheel Farms No. 2, Home Owners Association, Inc.

RESOLUTION TO CHANGE VARIOUS FEES BEGINNING March 16, 2020.

WHEREAS, the Board of Directors (the “Board”) of **Firewheel Farms No2. HOA, Inc.** (the “Association”) met in compliance with applicable law and determined that it would be in the best interests of the members of the Association (the “Members”) to raise existing fees and establish new fees, and

WHEREAS, The Declarations of Covenants, Conditions and Restrictions (CCR) of the Association grant authority to the elected directors, acting by majority rule, to conduct all of the business of the Association except when membership votes are required pursuant to said declaration, and

WHEREAS, The CCR Article III, Section 9 (b) assigns to directors the responsibility to set a reasonable fee for resale certificates as follows “

“..... The Association shall, upon demand and upon payment of a reasonable fee, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. “

AND WHEREAS the Article III, Section 10 states that the purpose of the maintenance fund is to “ Improve, beautify, maintain, manage and operate the Common Properties and Common Facilities, and pay taxes and insurance premiums thereon, and promote the recreation, health, safety, convenience and welfare of the members of the Association, such benefits to include, by way of illustration but not limitation: providing professional management or financial services; providing patrol or watchman service; providing service”, and

WHEREAS, directors recognize a need to increase various fees to serve the needs of the association

NOW, THEREFORE be it resolved that beginning on January 16 2020

1. A first courtesy notice of late payment to owners may be issued without fee to the association 30 days after the due date. The fee for Notice of Late Payment (that may be referred to as a second notice) for assessments will be increased from \$25 to \$30 and assessed March 1 or 60 days from the due date, whichever is later in time.
2. The fee for records request will increase from \$20 plus copy costs to \$50 plus copy costs.
3. The fee for lawn care for unkempt or abandoned property ordered by the HOA will increase from \$70 to \$100 to be added to vendor expenses.
4. The fee for other property care ordered by the HOA for unkempt or abandoned property will increase from \$70 to \$100 plus the vendor’s charges.
5. The fee for sending demand letters and notice for collections will increase from a schedule of \$40 if done by the HOA or \$100 if done by an attorney to \$250 whether done by HOA, attorney, or Property Manager.
6. Lien Recording fee will increase from the schedule of \$125 when done by the HOA, or \$170 when done by an attorney, to \$300 whether done by the HOA, Property Manager, or Attorney.
7. Telephone Collection attempts fee will be discontinued.
8. Release of Lien fee will change from the schedule of \$50 when done by the HOA, and \$170 when

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performed by Attorney, to \$200 whether done by the HOA, Property Manager, or Attorney.

9. Fee for Motion to Withdraw Suit will change from \$45 to \$200 plus attorney fees.

10. Court Proceedings, Hearings and Trial of Suit to collect dues or defend suit Performed by Attorney for \$210 per hour is hereby revised as follows:

Fees for Court Proceedings, collection of documents per attorney request, Hearings and Trial of Suit to collect fees or to defend the association shall be \$250/ hour of time required by directors or officers of the association plus attorney fees. Time charges are to be based on time records to be kept and submitted by participating Directors, Officers or Attorney. Attorney Fees to be awarded by Court Order. Fees collected based on time commitment by directors or officers shall be paid to that director or officer.

11. A first notice to owners to correct prohibited activities will be issued as a courtesy without fee to the association. If the condition stated in the notices is not corrected within 14 days a second notice may be issued. The Fee for issuing a second Notice to Property Owners for correction of prohibited activities is set to \$100.

12. A Fee for issuing Demand Letter to Property Owners for Notice of intention to sue for correction of prohibited activities is set to \$100 plus attorney fee. A demand letter may be issued 14 days following the issuance of a second Notice, or earlier by approval of the board.

13. The Property Management Company or property manager that delivers any notice to owners may add a handling fee based on their fee schedule.

14. That the above list of fees will be promulgated upon the Association website page showing association fees.

I hereby certify that on the 16th day of March 2020, at an electronic meeting where quorum of Directors was present, duly called for the purpose, the Board of Directors of Firewheel Farms No. 2 HOA, Inc. adopted the above RESOLUTION. An affidavit executed by the person providing the notice shall be filed with the official records of the Association.

Record of Voting:

Director	Vote Yes	Vote No
Charles Johnson, President	Yes -	
Steve Tharp, Vice President	Yes -	
Charles Lundin, Treasurer/Secretary	Yes	-

Out of 3 total members of the Board of Directors, the vote was 3 in favor and 0 opposed, the resolution is adopted.

Certified By: Charles Lundin
Director and Secretary/Treasurer