

Resolution of River Pines Condominium Association

SUBJECT: Special Assessment

PURPOSE: To defray the costs of unforeseen increased budget line items, building modification projects, bad debt, and as the result of having to replace the roof on Building B three years in advance of its scheduled date resulting in a depletion of Reserve funds.

AUTHORITY: BYLAWS: - Article 4, EXECUTIVE BOARD. - Section 4.12.7: Powers of the Executive Board and DECLARATION, Article 8, ASSESSMENTS. Section 8.7 Special Assessments.

EFFECTIVE DATE: September 6, 2012

RESOLUTION: On this date, by order of the Board of Directors, in accordance of the Association's governing documents, unanimously approved via electronic transmission, a Special Assessment in the amount of \$82,580.00. This special assessment was incurred as a result of foreclosures, unforeseen increase in budget line items, required building modifications, and as a result of having to replace the roof on Building B three years in advance of the originally scheduled date. Detailed breakdown of those included in the Special Assessment are listed as follows:

1. Building D front Deck replacement, roof repairs, and Landscape improvements \$ 10,500
2. Soil tests, Asphalt Repairs and a concrete valley pan in front of Building A \$ 17,000
3. Insurance Premium as a result of the new Ins. requirements \$ 14,000
Over & above that of what is budgeted
4. Bad Debt line items - A-106 \$ 22,580
5. Plumbing Project to remediate backups into units above the garage ceiling
under 3-bedroom units \$ 18,500

Total Unbudgeted Projects..... \$ 82,580.

This Special Assessment will be assessed pursuant to the Declaration and shall be assessed to the Condominium Units in proportion to the respective undivided interests in the Common Elements appurtenant to the Units as shown in Exhibit B of the Supplement to Condominium Declaration for River Pines recorded 7/10/2000. Members will be assessed the 1st payment in 2012, due on December 1st, past due after December 15th. The 2nd payment will be due March 1st. and past due after March 15th, 2013.

		<u>1st Payment Due 12/1/12</u>	<u>2nd Payment Due 3/1/2013</u>
2-Bedroom Units	1.138%	\$469.88	\$469.88
3-Bedroom Units	1.361%	\$561.96	\$561.96
D- 101	2.233%	\$922.01	\$922.01
D- 102	1.919%	\$792.36	\$792.36
D- 103	1.919%	\$792.36	\$792.36
D- 104	1.939%	\$800.61	\$800.61
D- 105	2.040%	\$842.32	\$842.32

We are aware that this Assessment may cause a financial strain on many members. This decision was difficult to make but necessary, as you can see. We would like to remind you that River Pines has completed over \$410,000 in improvements and reserve maintenance projects in the last 4 years without a special assessment. The roof on Building B was replaced a couple years in advance of what was planned in your Reserve Fund causing a quicker depletion of the Reserves. Due to the RP insurance claims over the last couple years compounded by the fires throughout the country the Insurance premium increased drastically from the budget. The insurance was shopped through multiple carriers to assure no other options. The Reserve Study does not include plumbing projects, bad debt or insurance premium increases.

BOARD OF DIRECTORS CLARIFICATION:

The Board of Directors of River Pines Condominium Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, via electronic transmission on September 6, 2012.

River Pines Condominium Association,
A Colorado nonprofit corporation,
By The Board of Directors at River Pines Condominium Association