

HIDDEN LAKE ESTATES
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION

Relating to a Special Assessment

The undersigned, being all the directors of the Hidden Lake Estates Homeowners Association Board of Directors, hereby consent to, vote in favor of, and adopt the following resolution:

WHEREAS, in accordance with the Association By-Laws, Article 4.2, the Association Board of Directors shall have the power and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by these Bylaws directed to be exercised and done by the Owners, and

WHEREAS, in accordance with the Association By-Laws, Article 4.3.1, the Association Board of Directors is responsible for the care, upkeep and supervision of the Common Areas, and

WHEREAS, in accordance with the Association By-Laws, Article 4.3.3, the Association Board of Directors shall have the power and duties designate and collect assessments from the owners, in accordance with the Bylaws and the Declaration, and

WHEREAS, in accordance with the Association By-Laws, Article 4.4.2, the Association Board of Directors may not incur aggregate expenditures for capital improvements to the Common Area of any fiscal year in excess of ten percent (10%) of the budgeted gross expenses of the Association for that fiscal year without a majority vote of the Association members, and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Homeowners Association and its members that a capital improvement project be approved for the following improvements to the areas under control of the Association:

1. Exploration and repair of a sink hole on the dam. Recommended action plan by Stuntzer Engineering.
2. Inlet access road landslide repair, install culvert pipe and regrade road repair, followed by erosion control/hydroseed.
3. Emergency Exit Road install with erosion control and hydroseed.
4. Dam repair, nutria den removal, shoreline amortization with erosion control and hydroseed.
5. Outlet spillway restoration and outlet pipe localization with erosion control and hydroseed.
6. Trees and stumps removal along the dam.
7. Clearing and reconstruction of two sediment ponds.
8. Repair and restoration eastside island, and

WHEREAS, the capital expenditure for this project will be \$118,392 in 2021, and \$33,906 in 2022, for a total capital expenditure of \$152,298, and

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WHEREAS, the Board determined that it is in the best interests of the Association and its members to replenish the Association's reserve fund, in the amount of \$50,202, and

WHEREAS, the Board determined that it is in the best interests of the Association and its members to levy a Special Assessment against each lot in Hidden Lake Estates Homeowners Association to pay for the capital improvement project in the amount of \$7,500, and

WHEREAS, the Board determined that it is in the best interests of the Association and its members that payment of the \$7,500 Special Assessment shall be made by each association member by paying the sum of \$5,000 no later than December 1, 2021, and paying the balance of \$2,500 no later than August 15, 2022, and

WHEREAS, on June 22, 2009, the Board passed a resolution relating to the Collection of Unpaid Charges, attached at Exhibit 1 to this Resolution, and

WHEREAS, on September 8, 2021, at a special meeting of the Association members, the members voted 17-1 in favor of the capital improvement project and capital expenditures described above, and

WHEREAS, Superior Community Management has notified the Board that, for payment of each member's Special Assessment, there will be imposed a special administrative fees, it is

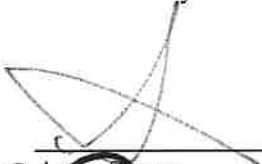
RESOLVED that, pursuant to its authority cited above, the Hidden Lake Estates Homeowners Association Board of Directors:

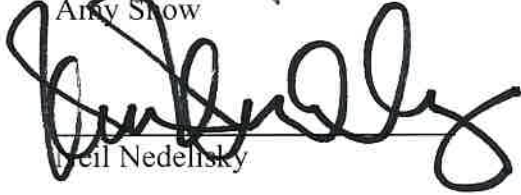
1. Shall levy on each association member a Special Assessment in the amount of \$7,500,
2. The \$7,500 levy shall be partially paid by each member in the amount of \$5,000, due no later than December 1, 2021, and the balance of \$2,500 paid by each association member no later than August 15, 2022,
3. The Special Assessment payments are subject to the procedures set forth in the Board's June 22, 2009 resolution related to the Collection of Unpaid Charges, attached as Exhibit 1 to this Resolution,
4. The above payments shall be made online, or by check, made out to Hidden Lake Estates Homeowners Association, c/o Superior Community Management, and mailed or delivered to Superior Community Management, PO Box 63785, Phoenix, AZ, 85082-3785, and it is

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FURTHER RESOLVED, that the Association will pay the Superior Community Management special administrative fees out of its operating account.

Executed by the Board members this 6 day of October, 2021.



Amy Snow


Neil Nedelsky



Don Aughenbaugh