

**RESOLUTION OF
CASTLE POINTE PROPERTY OWNERS ASSOCIATION, INC.
REGARDING \$250 LIMIT OF IRRIGATION EXPENSE**

SUBJECT: Adoption of a resolution regarding the \$250 per home HOA irrigation expense.

PURPOSE: At the Annual Member Meeting in September 2020 the board presented a budget option in which the HOA would use \$250 per season as the maximum expense per house for irrigation repairs. This was incorporated in the passage of the proposed 2021 budget and further via motion and vote regarding this specific issue. This resolution is to provide further explanation as to why the Board of Directors decided to use \$250 as the maximum expense per house for irrigation repairs, paid for by the HOA. Also to provide historical information for future Boards regarding this issue.

AUTHORITY: The Declaration, Articles of Incorporation, Bylaws of the Association, and Colorado Law.

**EFFECTIVE
DATE:** _____

RESOLUTION: The Association hereby adopts the following:

There has been discussion and disagreement regarding the interpretation of the Declaration related to irrigation repairs. On May 1, 2006 communication was distributed to the homeowners with a table to better outline maintenance, repair, and replacement responsibilities within the Castle Pointe community. The irrigation portion of this chart noted that the HOA responsibility for the 'sprinkler system' is to 'winterize in the fall and turn on in the spring. Repair sprinkler damage from contracted maintenance. Set sprinkler clocks and maintain sprinkler coverage of grass areas.' The chart outlined the homeowner responsibility to be 'responsible for major repairs and replacement, as necessary.' Given the lack of explanation as to minor repairs, the Board of Directors thought it necessary to better define and provide a clear stance on the issue.

Given discussion and subsequent vote at the 2019 Annual Meeting, a maximum spend of \$500 per home for irrigation repairs was approved. A resolution was then approved to formalize the action. Following the 2020 landscape season in which the \$500 maximum was implemented and the preparation of the 2021 budget, discussion took place again at the 2020 Annual Meeting to revisit the issue. The maximum spend of \$500 was argued in that the HOA should pay nothing toward irrigation repairs versus the argument that the HOA should pay something but the \$500 seemed high. Therefore, upon motion and affirming vote, a maximum of \$250 per household was determined. The process will remain the same, in obtaining homeowner approval for expenditures over \$250 for a homeowner. The change is found in the maximum dollar spent per household; in which that is now \$250. Again, this is an attempt to better define major and minor repairs. HOA does not pay for elective changes. If a homeowner wants to have sprinkler lines or heads moved for some reason when they are not broken or leave brown areas, this is not covered by the \$250 expense. Homeowners will be consulted for approval before work is done that they would be billed for. The HOA will get prior approval from the homeowner.

The repairs to be paid for by the HOA will be repairs made outside the foundation wall. The homeowner is responsible for any repairs from the exterior edge of the foundation wall to the interior of the home.

In Witness, the undersigned certified that this Resolution was adopted by the Board of Directors of the Association on 11/18/2020.

Castle Pointe Property Owners Association, Inc.
A Colorado nonprofit corporation.

By: _____
Its: President