

HIDDEN VALLEY VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS RESOLUTION

EMERGENCY SPECIAL ASSESSMENT

WHEREAS, pursuant to Article IV, Section 4.3 of the Amended Declaration of Hidden Valley Village Condominium Project (the Declaration), Hidden Valley Village Homeowners Association (the Association) Board of Directors (the Board), at any time, may levy a special assessment to raise funds for unexpected operating or other costs, insufficient operating or reserve funds or such other purposes as the Board in its discretion considers appropriate.

WHEREAS, the Association has incurred unforeseen extraordinary expenses for snow removal including roofs shoveling, walkways shoveling, parking lot loader snow removal, and building damage for the period January 1, 2023, through April 30, 2023 resulting from an act of nature, the wettest winter with the most substantial snowpack in decades, which could not have been foreseen by the Board in preparation of the association's proforma budget;

WHEREAS, as of the Association's April 2023 financial report, snow removal expenses incurred to date are **\$289,000**; The Association's roof shoveling specific expenses incurred to date are **\$209,790**; The Association anticipates snow removal expenses of **\$20,000** yet to be incurred for the months of May October, November, and December 2023, assuming no necessity of shoveling roofs and average snowfall for November through December. An additional **\$5,000** for the insurance deductible will be spent from the operating fund due to unforeseen weather events. The Association's annual 2023 snow removal budget is \$20,000 and the contingency fund has \$60,000; The Association anticipates 2023 annual snow removal expenses will exceed budget by approximately **(\$234,000)** as of Dec 31, 2023.

WHEREAS, the Association's Dec 31, 2023 reported Reserve and Operating fund savings have been depleted to partially fund the extraordinary 2023 year to date snow removal expenses; The 2023 fund balances have been depleted to an insufficient level as a result of funding the extraordinary and unforeseen snow removal expenses; The Board has deemed the best alternative for replenishing the operating and reserve funds and funding anticipated snow removal expenses for the remainder of the year to be an Emergency Special Assessment levied by the Association against all of the owners; and

WHEREAS, pursuant to Article IV, Section 4.4, Paragraph C, Items 2-3 of the declaration the Board, without membership approval, may levy a special assessment necessary for an emergency situation such as an extraordinary expense to maintain the property or any part of it for which the association is responsible where a threat to personal safety on the property is discovered, or for an extraordinary expense that could not have been reasonably foreseen by the Board in preparing the proforma operating budget and upon the Board passing a resolution containing written findings as to the necessity of the unforeseen extraordinary expense involved and distributing the resolution to the members with notice of the assessment.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Board hereby approves the levying of an Emergency Special Assessment in the aggregate amount of **(\$234,000)** Given that **73%** of the Emergency Special Assessment is specifically for roof shoveling and insurance fees

which is proportional based on unit type and **27%** of the Emergency Special Assessment is flat, each of the 84 unit owners shall be assessed as to the unit's allocated portion of the total Emergency Special Assessment:

Predicted Total Assessment 2023

- Studio approximately \$2,033
- Studio Loft approximately \$2,765
- One Bedroom approximately \$2,781
- Two Bedroom approximately \$3,314
- One Bedroom + Loft approximately \$3,635

BE IT FURTHER RESOLVED that the Special Assessment levied against each unit shall be payable in three equal installments, the first of which shall be in the amount indicated due and payable on Aug 1, 2023, the second of which shall be in the amount indicated due and payable on Sep 1, 2023, and the third of which shall be in the amount indicated due and payable on Oct 1, 2023.

Predicted 3 Months Payment for Emergency Special Assessment for August, September, and October

- Studio approximately \$678
- Studio Loft approximately \$922
- One Bedroom approximately \$927
- Two Bedroom approximately \$1,105
- One Bedroom + Loft approximately \$1,212

BE IT FURTHER RESOLVED that the Association's President is hereby directed and authorized to send a letter to owners advising of the levying of the Emergency Special Assessment by the Association, the amount of the Emergency Special Assessment levied against each unit, and the due dates for the installments of the Emergency Special Assessment.

STATEMENT OF SECRETARY

The Board has approved these Resolutions by a majority vote duly held in accordance with Article VI, Section 6.3 of the Association's Bylaws, and California law.

Dated: May 16, 2023

Debra J. Martin

Debra Martin, Secretary HVVOA