

WATERGATE AT LANDMARK CONDOMINIUM  
UNIT OWNERS ASSOCIATION

ADMINISTRATIVE RESOLUTION NO. 154

AD HOC SUB-COMMITTEE ON FUTURE FINANCES –  
ENGINEERING & MAINTENANCE

NOVEMBER 27, 2007

**RESOLVED BY THE BOARD OF DIRECTORS** of the Watergate at Landmark  
Condominium Unit Owners Association:

**THAT**, the Board of Directors approve the attached Administrative Resolution No. 154, to form  
an Ad Hoc Sub-Committee on Future Finances – Engineering & Maintenance.

Book of Minutes \_\_\_\_\_, of the Board Meeting of November 27, 2007

ATTESTED:

*Shoebie Polan*  
Secretary, pro tem

*Juan Blumett*  
President

*12/11/07*  
Date

*12-17-07*  
Date

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**NOVEMBER 27, 2007**

**WHEREAS**, Section 4.4 of the Bylaws states that “The President shall be the chief executive officer of the Association...shall further have the power to appoint committees with the approval of the Board and as may be specified in these Bylaws from among the unit owners or residents, as appropriate, from time to time as the President may decide is appropriate to assist in the conduct of the affairs of the Association.”, and;

**WHEREAS** the Board of Directors has identified the need to form a group composed of committee members and other volunteers with special knowledge in the area of budget and finance to assist in the formulation of a plan for future financial operations, and;

**WHEREAS** the Board of Directors understands that the committee may require the support and input of other parties with specialized knowledge regarding the infrastructure needs of the property:

**NOW THEREFORE** the Board of Directors does hereby form an ad hoc committee to provide technical assistance to the Ad Hoc Committee on Future Finance with the following composition, goals and objectives:

**Purpose**

The purpose of the committee is to provide support to the Ad Hoc Committee on Future Finance in the following areas of interest:

1. Reviewing and reporting on the surveys and studies completed for major projects in the community.
2. Identifying the current projects and time frame for completion.
3. Reviewing current contracts for adequate protection to the Association.

In order to accomplish the committee’s purpose, the Board wishes the committee to utilize the following items and provide the information as specified:

1. Past studies done in evaluating large scale projects within the community. Include the survey or study done, preparing party, year the study was completed, cost of the study,

time frame and cost as identified by the study. Advise the Ad Hoc Committee on Future Finances on the need for future studies, costs and budget recommendations.

2. Review reserve projections. Utilizing the Miller and Dodson reserve study prepared in April 2007, any reserve study recommendations made previously and still available, the 5-year reserve study projections and any other inspections of the property, advise the Ad Hoc Committee on Future Finance with a complete picture of the current state of the infrastructure and facilities.
3. Review current contracts for major projects. Submit any recommendations for future inclusions in contracts with the aim being to protect the Association's interests.

### Composition

The committee's Chairperson shall be Ed Auger, The committee shall be composed of the following groups and individuals:

1. Mickey Simpson, Bob Hackley, Billy Marra (or current chair of the Engineering and Maintenance Committee), Jason DeLorenzo and Ron Kanick.
2. The General Manager
3. Residents with specialized knowledge of use to the subcommittee.

### Reporting Deadline

The committee is tasked with reporting its conclusions to the Ad Hoc Committee on Future Finances by January 31, 2007.

Book of Minutes \_\_\_\_\_, of the Board Meeting of November 27, 2007

ATTESTED:

*Shelby Ralston*  
Secretary

*Juan Blumert*  
President

*12/11/07*  
Date

*12-17-07*  
Date