

Resolution

Myers Mill Homeowners Association, LLC

Administrative Resolution Number: 2017- 21

SPONSOR: Kris Hawkins, President, Board of Directors

Relating to the Policy of Collections

WHEREAS, Myers Mill, LLC (“Association”) Board of Directors has authority pursuant to Article VIII, and Article IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Myers Mill, LLC (“Declaration”) and, Article IV Section 11a of the By-Laws of Myers Mill, LLC (“By-Laws”) to determine, in its reasonable discretion, the manner of remedy for violations of the provisions set forth in the Declaration and/or By-Laws;

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors has elected to authorize the managing agent to carry out the following policy with respect to all delinquent accounts, reserving to itself the right to modify or intervene in certain cases, as the Board may see fit.

1. The payment of any assessment or installment thereof due the Association shall be in default if such assessment, or any installment thereof, is not paid unto the Association on or before the due dates for such installment. (Article VI, Section 1 & 8 of the Association’s Covenants, Conditions, and Restrictions and Article IV, Section 1 of the Association's By-Laws)
2. The Association grants the Membership a thirty (30) day grace period from the due date. Member Assessments that are not received within thirty (30) days of the first day of the month in which they are due shall bear interest at the highest rate allowed by law until paid in full together with all administrative and collection fees including reasonable attorney charges and fees. Further, a \$15.00 administrative fee will also be charged, along with a 8% annum fee in addition to a “First Letter of Collection” shall be mailed to the Member at the Member's address of record.
3. Member assessments that remain unpaid for sixty (60) days from the due date will be sent a “Second Letter of Collection” demanding immediate payment. Further, a \$15.00 administrative fee will also be charged.

4. Member assessments that remain unpaid for ninety (90) days from the due date will be sent a "demand Lien Letter". Further, a \$15.00 administrative fee will also be charged.
5. Member assessments that remain unpaid for ninety (90) days from the due date will be referred to association legal counsel, who will be directed to serve certified notice that a lien will be recorded against their property in favor of the Association, and pending further non-payment of their account the unit may be foreclosed upon by the Association. A \$165.00 administrative fee will be charged when the foreclosure process begins. Further, all collection costs and fees including reasonable attorney fees along with interest computed at the highest legal rate and acceleration of the annual Association assessment levied against such unit will be added to the account.
6. Further collection efforts to secure Association assessments on those accounts which have not responded to prior efforts at the conclusion of one hundred twenty (120) days from the due date, may be by legal counsel, at the direction of the Board of Directors. All legal remedies provided by law including foreclosure and referral to a collection agency shall be employed at the direction of the Board of Directors.

Myers Mill Homeowners Association, LLC
RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held: 7/17/17
 Motion by: Megan E Seconded by: Danell V
 Resolution Effective Date: 6/1/2017

	YES	NO	VOTE	
			ABSTAIN	ABSENT
<u>Koa K Hawkins</u> PRESIDENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Mandy T. S</u> VICE PRESIDENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Danell V</u> TREASURER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Megan E</u> SECRETARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Robert J</u> DIRECTOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Mark S</u> DIRECTOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>_____</u> DIRECTOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>_____</u> DIRECTOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>_____</u> DIRECTOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>