

Sexton Place Condominiums Owners' Association  
RESOLUTION OF THE BOARD OF DIRECTORS  
Regarding Borrowing Funds and Referring Matter to Vote  
#2014-01

At a regular meeting of the Board of Directors, held on March 10, 2014, the Board made the following findings:

WHEREAS the Association Secretary, by signing below, attests that pursuant to the Association Bylaws at Section 3.5, all Board members were provided notice of the meeting and a quorum of the board of directors was present in person at the meeting in accordance with the Association Bylaws at Section 3.7;

WHEREAS, there are defective conditions in the Condominium common element plumbing system which require repair;

WHEREAS the Board is responsible for the necessary work to maintain, repair or replace common elements pursuant to Article 14.1 of the Association's Declaration and Section 3.2.1 of the Association's Bylaws;

WHEREAS the Board has obtained bids for repair of the plumbing system and discovered that the repair costs exceed the Association's available funds. After deliberation and consultation with legal counsel and the Association's community manager, the Board determined that borrowing money for this work will allow owners the option of making smaller payments over time rather than paying for the repairs with one large lump sum payment, and finds that it is in the best interest of the Association to do so;

WHEREAS the Board obtained a proposal from Columbia Bank for a construction line of credit/loan and determined the terms were competitive and beneficial to the Association; and

WHEREAS, in accordance with Bylaws 3.2.16, borrowing money on behalf of the Association requires consent of Owners holding at least 75% of the voting power of the Association.

NOW THEREFORE, BE IT RESOLVED that the Board refers this matter for a vote of the Owners. Such vote shall be conducted by written ballot in accordance with Bylaws at Section 13.4.

Dated this 21 day of March, 2014.

Sexton Place Condominiums Owners' Association

By: Jeanette Alexander  
Its President

ATTEST: the above resolution was properly adopted.

By: [Signature]  
Its Secretary