

Draft resolution to be approved by the Board on June 1,2020 and then filed in the Association's permanent records file

**BOARD RESOLUTION 2020-1
VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC**

Whereas, it is in the best interests of the community that the all water and sewer service utility service charges that are billed to the Association are promptly paid by the individual unit owners via the sub-metering system in accordance with Section 7.1 of the Declaration of Condominium, as amended in 2020, and

Whereas, there are approximately 142 unit water meters that are reporting zero usage with the vast majority of those units being occupied and using water with no corresponding payments by the owners of those units, and

Whereas, zero usage may be caused by a defective water meter, which the owner of the unit must replace at owner expense, defective wiring that is the responsibility of the Association, or a vacant unit, and

Whereas, the Board of Directors has investigated these issues, consulted with a licensed and insured plumbing contractor, and determined that it is necessary to initiate and complete a comprehensive program to eliminate defective meters and/or wiring in accordance with the Plan to address Vintage Grand's Current "Zero Reading" Water Meters dated May 22, 2020, copy attached and incorporated herein (Water Meter Plan).

Now therefore, upon due consideration of the foregoing, the Board of Directors adopted the following Resolution at a duly noticed and convened Board meeting held on June 1, 2020.

1. The foregoing recitals are true and correct and incorporated herein.
2. The officers and management are authorized to initiate and complete the Water Meter Plan.
3. All costs and expenses shall be a common expense and paid out of the operating funds of the Association except for the cost to replace defective water meters which shall be an owner responsibility.
4. Owners of units with a defective water meter shall be invoiced the \$318 cost with collection pursued in accordance with Section 7.5 of the Declaration of Condominium, as amended in 2020, in the event payment is not received within 30 days of the date of the mailed invoice.
5. A charge for any water and sewer utility services that were provided to a unit owner but not previously billed to that unit owner's utility account plus any applicable fixed charges and administrative fees, up to a maximum charge of \$250 per unit, shall be invoiced to the applicable unit owner in accordance with Section 7.4 of the Declaration of Condominium, as amended in 2020. Collection shall be pursued in the event payment is not received within 30 days of the date of the mailed invoice.

Dated: June __,2020

, Secretary