

**RESOLUTION TO APPOINT A PROPERTY MANAGEMENT COMPANY TO MANAGE  
FIREWHEEL FARMS No 2, HOA, Inc.**

WHEREAS, the Board of Directors (the “Board”) of **Firewheel Farms No2. HOA, Inc.** (the “Association”) met in compliance with applicable law and determined that it would be in the best interests of the members of the Association (the “Members”) to employ a professional property management company, and

WHEREAS, The Declarations of Covenants, Conditions and Restrictions (CCR) of the Association grant authority to the elected directors, acting by majority rule, to conduct all of the business of the Association except when membership votes are required pursuant to said declaration, and

WHEREAS, The CCR Article X, Section 5 grants authority to directors to use the maintenance fund to “ Improve, beautify, maintain, manage and operate the Common Properties and Common Facilities, and pay taxes and insurance premiums thereon, and promote the recreation, health, safety, convenience and welfare of the members of the Association, such benefits to include, by way of illustration but not limitation: providing professional management or financial services; providing patrol or watchman service; providing service”, and

WHEREAS, Directors who are volunteers and who performed the dual role of both director and officer, and learned first hand of the large amounts of personal time expended without financial recompense, and

WHEREAS, Directors have experienced both the pleasant rewards of service as well as the occasional unpleasantness with enforcing rules that can harm neighborly relationships, and wish to reshape the association organization to promote the pleasant and to avoid the unpleasant parts of the position, and

WHEREAS, Directors, reduced their workload by simplifying the collection process and annual assessment fee collections and accounting with online accounting, relying on email and online payments, yet still face significant workload due to the manual processes which continue to limit directors for performing other community services, and those duties can easily be shifted to a property management company, and

WHEREAS, Directors have not been able to consistently recruit other volunteers, and believe that the workload commitment is a deterrent to attracting and keeping volunteer officers, and

WHEREAS, Directors have reviewed services and pricing of several Property Management Companies, and have identified those services that will eliminate the adverse effects mentioned above, and

WHEREAS, Directors have determined that fees for contracting a Property Management Company are reasonable and within the means of the association's financial capabilities, and limitations on the association fee increases set forth in the CCR, and

WHEREAS, Directors have determined a professional Property Management Company will provide services, perform duties, and act on the behalf of and the benefit of the association and in the conformance to the CCR and Bylaw, and

WHEREAS, Directors have determined that contracting with a professional Property Management Company will provide much better and more responsive service to the membership, and

WHEREAS, Directors believe that future directors and appointed officers of the Association will gain better enjoyment over their volunteer service and empowered to become more involved in helping and leading community activities and affairs,

NOW, THEREFORE, it is resolved as follows:

1. Association will contract with a professional Property Management Company that will assume the responsibility to provide all financial and accounting services, beginning January 2020.
2. At a future date, the Board of Directors at their own determination, may decide to transition to the Full Services Property Management services.
3. The Board of Directors assumes responsibility for Property Management oversight regarding the performance of any contracted Property Management Company.
4. The Board of Directors maintains at their own determination, the freedom to appoint, retain, or terminate contract with said Property Management company,
5. The Board of Directors at their own determination may resume self-management or contract with an alternate property management company.

I hereby certify that on the 31th day of December, 2019, at an electronic meeting where a quorum was present, duly called for the purpose, the Board of Directors of Firewheel Farms No. 2 HOA, Inc. adopted the above RESOLUTION. An affidavit executed by the person providing the notice shall be filed with the official records of the Association.

Record of Voting:

Director	Vote Yes	Vote No
Charles Johnson, President	Yes	-
Steve Tharp, Vice President	Yes	-
Charles Lundin, Treasurer/Secretary	Yes	-

Out of 3 total members of the Board of Directors, the vote was 3 in favor and 0 opposed, the resolution is adopted.

Certified By: Charles Lundin  
Director and Secretary/Treasurer