

**RESOLUTION OF
THE MONTE VISTA SUBDIVISION OWNERS ASSOCIATION
ADOPTING POLICY REGARDING FINANCIAL RESPONSIBILITY FOR
IRRIGATION SYSTEM REPAIRS
Policy #10**

SUBJECT: Irrigation system repairs Policy

PURPOSE: This policy implements authority to the Monte Vista Subdivision Owners Association (the “Association”) to assign financial responsibility for repairs to the irrigation system on owner lots to the party having caused damage to the irrigation system.

AUTHORITY: The Declaration of Monte Vista Subdivision Owners Association (the “Declaration”), Articles of Incorporation and Bylaws of the Association, any amendments thereto (the “Governing Documents”) and Colorado law.

EFFECTIVE DATE: August 15, 2022.

RESOLUTION: The Association hereby adopts the following procedures to be followed in the event of damages to the irrigation system on owner lots:

- 1) Board of Directors Responsibility: It shall be the responsibility of the Board of Directors and the Irrigation Committee to determine the repair and replacement needs for the irrigation system. It shall also be the Board of Directors’ responsibility to determine whether the damages on lots were caused by negligence of any lot owner and to assign financial responsibility for the damages to the lot owner.
- 2) Determination of Responsibility: The irrigation system is the property of the Association up to the point which it joins with the lot owner’s system at the shut-off valve. If damage is caused by the lot owner beyond the shut-off valve, the Board of Directors shall have the authority to assign financial responsibility to the lot owner.
- 3) Cost of Damages: The Labor rate for damages will be charged at \$50 per hour, plus the cost for materials needed for the repairs. Funds collected for repairs will be directed to the HOA operating account, and not to committee or board members.
- 4) Performance of Repairs: The Board of Directors shall have the authority to assign the work of any repairs on owner lots to the Irrigation Committee, or to contract with any vendor as necessary.
- 5) Frequency. The Irrigation Committee will report at each Board of Director’s meeting to discuss repairs needed and completed.
- 6) Funding: Funding of the repairs will be paid through the Association’s operating account.

- 7) Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- 8) Supplement to Law. The provision of this Resolution shall be in addition to and in supplement of the terms and provision of the Declaration and the law of the State of Colorado governing the Community.
- 9) Deviations. The Board of Directors may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
- 10) Amendment. This Procedure may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on July 14, 2022 and in witness thereof, the undersigned has subscribed his/her name.

MONTE VISTA SUBDIVISIO OWNERS' ASSOCIATION

By: *Craig T. Cayo*
craig.t.cayo (Aug 17, 2022 10:53 MDT)

Craig Cayo, President

By: *Don Shore*
Don Shore (Aug 17, 2022 18:14 MDT)

Don Shore, Vice President

By: *Beth McCorkle*
Beth McCorkle (Aug 17, 2022 19:43 MDT)

Beth McCorkle, Secretary











Monte Vista procedure for adoption of policy RESOLUTION policy 10 - signed


Final Audit Report

2022-08-18


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