



WLE Resolution 141223d (modified, April 21, 2015)

Modification to Operating Agreement - Authorization of Treasurer - duties/responsibilities

Whereas, in an effort to be more transparent as it relates to Winter Lake Estates funds,

Whereas, the Operating agreement allows for officers to be appointed by Board, and

Whereas, the current board recognizes the need for fiscal oversight, fiscal planning and long-term requirement for principally significant repairs based on input from the organization concerning needs.

Be it resolved that:

1. The Board authorizes the position of Treasurer, Winter Lake Estates Homeowners Association, LLC,
2. This position requires that the Treasurer be a homeowner of Winter Lake Estates in good-standing,
3. The term of this position shall be for three years beginning Nov 1, 2015,
4. Duties include:
 - a. overseeing budget (short term (current & next year) and long term budget.
 - b. periodic (Quarterly)review of P&L vs budget
 - c. recommendations to Board re use of funds
 - d. Develop long-term depreciation accounts to cover replacement funds needed for replacement of major assets.
 - e. Annually review expenditures vs budget, balances, etc and report results at annual meeting
 - f. Sweep excess funds to reserve account above and beyond budgeting payments into reserve account.

SIGN: Robin Reichardt Dom Bausano

Fred Reinhold

DATE:

Certified Passage by Majority of Quorum:

Jeanne Fernandez 4/21/15
Jeanne Fernandez, Member DATE