

**POLICY OF THE POINTE AT LAKE DILLON HOMEOWNERS ASSOCIATION REGARDING POLICIES
FOR RESERVE STUDIES AND RESERVE FUNDING**

SUBJECT: Adoption of a policy regarding the authorization and utilization of Reserve Studies and the funding of the Association's Reserve

PURPOSE: To adopt a uniform procedure to be followed when determining the need for studies of the Association's Reserve and adequate funding of the Reserve.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association, and Colorado law.

EFFECTIVE DATE: March 1, 2023

RESOLUTION: In compliance with the Colorado Common Interest Ownership Act, the Board of Directors hereby adopts the following policy regarding reserve studies and reserve funding:

1. Reserve Study Policy.

- The Association is not required under the governing documents or Colorado Law to have a reserve study.
- The Association has determined to establish a policy on reserve studies as follows:
 - o The Association has compiled and updated over the years a reserve study based upon input from trusted vendors and advisors as to the lifespan of major elements of the property.
 - o The Association may have the reserve study updated annually or revised as the Board of Directors deems appropriate.
 - o Reserve studies are to be based on a physical examination of the community by the person or entity preparing the reserve study or designated advisor or vendor.

2. Reserve Funding Policy.

- The Association has determined to establish policies on reserve funding as follows:
 - Funding for replacement is to be based on a financial analysis performed by the Board, as may be delegated to a committee and may be performed in conjunction with a financial professional.

- Funding for replacement is planned and projected to be from the following sources: (1) cash then on hand, including the operation and the reserve accounts, (2) annual assessments of owners, (3) special assessments of owners, (4) a loan as may be obtained by the Association, and/or (5) any combination of the above.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of The Pointe at Lake Dillon Homeowners Association, a Colorado nonprofit corporation, certifies the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on _____ and in witness thereof, the undersigned has subscribed their name.

The Pointe at Lake Dillon Homeowners Association, a Colorado nonprofit corporation

By: _____

Its: President