

ROOF REPLACEMENT PLYWOOD FUNDING

WHEREAS, Pinebrook CC&Rs, Article VI, section 1 state that the Association shall provide exterior maintenance on each lot subject to assessment hereunder as follows: exterior painting; repair, replace, and maintain roofs.... , and

WHEREAS, in the same Article, roofing plywood is not listed along with “glass surfaces, driveways, garage doors, decks, fences, or siding” as being considered an exterior building surface or a capital improvement excluded from Association funding, and

WHEREAS, it is not good business judgment to place new roofing materials over bad plywood, and

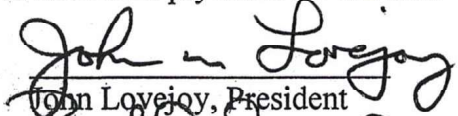
WHEREAS, it has been the policy in the past for plywood to be considered part of the re-roofing of a house, as a platform on which to place new roofing materials, and

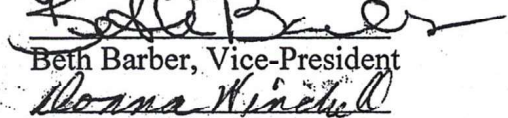
WHEREAS, it is not reasonable business judgment to expect a homeowner to pay for plywood while a roof is in the process of being replaced, and

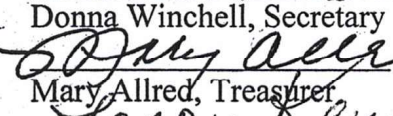
WHEREAS, homeowners have expected their dues to cover the cost of re-roofing, including plywood, and not implementing this policy could leave Pinebrook open to lawsuit by homeowners, and

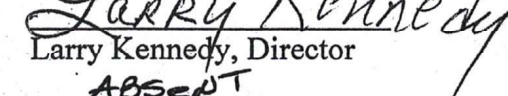
WHEREAS, the same Article states that the Board of Directors “shall determine the priority and needs of the Association and its members in its discretion, using reasonable business judgment, in making allocations from the annual assessments collected for repair and replacement” and that the decision of the Board of Directors shall be final, now therefore be it

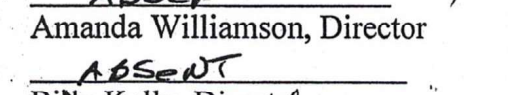
RESOLVED, that the Pinebrook Board of Directors continue to approve the payment of plywood costs from Association funds when a home is determined to need new plywood for the roof replacement.


John Lovejoy, President


Beth Barber, Vice-President


Donna Winchell, Secretary


Mary Allred, Treasurer


Larry Kennedy, Director

ABSENT
Amanda Williamson, Director

ABSENT
Billy Kelly, Director


Jim Moody, Director


Sergei Polozov, Director