

**BOARD RESOLUTION 2014 - 02**

**EXTERIOR PAINTING OF HOMES**

WHEREAS, the preamble of Pinebrook CC&Rs states that “the following easements, restrictions, covenants, and conditions... are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the real property,” and

WHEREAS, the CC&Rs, Article VI, section 1 state that the Association shall provide exterior painting on each lot, and 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, and

WHEREAS, the Board of Directors has previously instituted a policy increasing the scheduling of repainting homes from seven (7) to ten (10) years, and

WHEREAS, a homeowner has the option of delaying the repainting of his or her home beyond the 10-year schedule if the paint is still in good condition and the delay has been approved by the Maintenance Supervisor, and

WHEREAS, the Maintenance Supervisor may consult with a qualified painter as to what actions are necessary to maintain the integrity of the home if the paint does not hold up for 10 years, and

WHEREAS, it is good business judgment to evaluate whether it is cost-effective to do some paint maintenance on a home that is scheduled to be repainted in a year or two or whether to move up the entire repainting of an individual’s home to 8 or 9 years, and

WHEREAS, maintaining a matrix of a 10-year painting schedule makes it possible to accurately plan an annual budget amount for painting costs, now therefore be it

RESOLVED, that the Board of Directors affirm the use of a 10-year matrix for the repainting of Pinebrook homes, with allowance for evaluating the cost of maintenance painting vs. the cost of repainting the home earlier or later than the 10-year schedule.

Adopted this 22 day of July, 2014 with the following directors being present and voting:

John Lovejoy  
John Lovejoy, President  
Donna Winchell  
Donna Winchell, Secretary  
Larry Kennedy  
Larry Kennedy, Director  
Absent  
Billy Kelly, Director  
Absent  
Sergei Polozov, Director

Absent  
Beth Barber, Vice-President  
Mary Allred  
Mary Allred, Treasurer  
Absent  
Amanda Williamson, Director  
Jim Moody  
Jim Moody, Director