

**RESOLUTION OF THE BOARD OF DIRECTORS
OF BROADLANDS ASSOCIATION, INC
(Authority Granted to General Manager)**

WHEREAS, Article 4, Section 4.1 of the Bylaws grants the Board of Directors all powers necessary for the administration of the affairs of the Association and may do all such acts and things as are not required by the Act or the Association Documents to be exercised and done by the members; and

WHEREAS, the Board of Directors deems it necessary and in the best interests of the Association to establish policies and procedures for the Association's General Manager to make purchases on behalf of the Association.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures shall be adopted to address complaints made by members of the Association and other citizens.

A. Contractual Recurring Expenses. The General Manager may pay expenses that the Association is legally obligated to pay by contract that are identified in the annual budget and recur each month without obtaining the approval of the Board of Directors.

B. Non-contractual Budgeted Purchases. The General Manager may make non-contractual purchases in amounts less than \$10,000 identified in the annual budget without seeking approval from the Board of Directors. The Manager may make non-contractual purchases identified in the annual budget in amounts in excess of \$10,000, but no more than \$20,000 after receiving the approval of the President, Vice President, or Treasurer of the Board of Directors. The Manager may make non-contractual purchases identified in the annual budget in amounts in excess of \$20,000 only after receiving the approval of the Board of Directors. The General Manager shall provide written documentation to the Board of Directors of purchases made without Board or Officer approval at its next meeting.

C. Non-contractual Unbudgeted Purchases. The General Manager may make non-contractual purchases in amounts less than \$10,000 not identified in the annual budget without seeking approval from the Board of Directors. The Manager may make non-contractual purchases identified in the annual budget in amounts in excess of \$10,000, but no more than \$15,000 after receiving the approval of the President or Treasurer of the Board of Directors. The Manager may make non-contractual purchases identified in the annual budget in amounts in excess of \$15,000 only after receiving the approval of the Board of Directors. The General Manager shall provide written documentation to the Board of Directors of purchases made without Board or Officer approval at its next meeting.

D. Emergency Purchases. Notwithstanding the other provisions of this resolution, the General Manager may make purchases in any amounts without seeking approval from the Board of Directors if the purchases are necessary to remedy a hazardous condition on Association property that creates an imminent threat of bodily harm or death.

This resolution was duly adopted by the Board of Directors on this 14th day of January, 2025. The effective date of this Resolution shall be February 15, 2025.

BROADLANDS ASSOCIATION, INC.


(Authority Granted to General Manager)

Duly adopted at a meeting of the Board of Directors held on January 14th, 2025.

Motion by: Eric Bazerghi Seconded by: John Gallagher

VOTE:	Yes	No	Abstain	Absent
<u>David Baroodv</u> President	<u>X</u>	_____	_____	_____
<u>Eric Bazerghi</u> Vice President	<u>X</u>	_____	_____	_____
<u>Dawne Holz</u> Secretary/Treasurer	<u>X</u>	_____	_____	_____
<u>Andre Deazle</u> Director	<u>X</u>	_____	_____	_____
<u>Kay Dillon</u> Director	_____	<u>X</u>	_____	_____
<u>John Gallagher</u> Director	<u>X</u>	_____	_____	_____
<u>William Kolster</u> Director	_____	<u>X</u>	_____	_____
<u>John Horner</u> Director	<u>X</u>	_____	_____	_____
<u>Jason Pualoa</u> Director	<u>X</u>	_____	_____	_____

ATTEST:



Dawne Holz, Secretary

1/15/2025
Date

Resolution effective: February 15, 2025.