

**RESOLUTIONS IN LIEU OF ANNUAL MEETING  
OF THE BOARD OF DIRECTORS AND MEMBER  
OF  
Coyote Rock Homeowners Association**

We the undersigned, being the sole member of the Board of Directors and the sole Member of, Coyote Rock Homeowners Association a Washington nonprofit corporation (hereinafter referred to as the "Association"), in lieu of a formal annual meeting pursuant to the Washington Code, hereby consent to the following actions and adopt the following resolutions:

**WHEREAS**, the business and affairs of the Association have been properly managed by the Board of Directors and Officers of the Association for the fiscal year ending December 31, 2014, it is hereby:

**Ratification of Acts of Officers and Directors**

**RESOLVED**, that all acts of the Officers and the Board of Directors of the Association to the date of this resolution are hereby ratified, confirmed, and approved in all respects. This includes the addition of the Rivercrest Subdivision as part of the Coyote Rock Homeowners Association as per Section XVI of the Coyote Rock Estates CCRS as recorded 11/30/2007 recording# 5616059.

**Election of Directors**

**RESOLVED**, that pursuant to the Declaration and Bylaws the number of members of the Board of Directors shall be three, and the following persons are hereby elected to the Board of Directors of this Association, effective as of the date of this resolution, each term of office to commence immediately and continue until a successor is duly elected and qualified:

Clifford E Mort  
Cyndie J Lempesis  
Charles Lempesis

**Election of Officers**


**RESOLVED**, that the following persons, duly nominated and elected, are elected to serve as officers of the Association until their successors are duly elected and qualified:

|                |                          |
|----------------|--------------------------|
| President      | <u>Clifford E Mort</u>   |
| Vice-President | <u>Charles Lempesis</u>  |
| Secretary      | <u>Cyndie J Lempesis</u> |
| Treasurer      | <u>Cyndie J Lempesis</u> |


**Adoption of Budget**

**RESOLVED**, that the 2015 budget for the Association is hereby recommended by the Board of Directors and approved by the Members.

**DATED EFFECTIVE: December \_\_, 2014.**

  
Clifford E Mort, Director

\_\_\_\_\_  
Charles Lempesis, Director

  
Cyndie J Lempesis, Director

Coyote Rock Homeowners Association

# Coyote Rock Property Owners Association, Inc.

## Spokane, WA

### 2015 Budget

|   | Total               | All | CRD,<br>Rivercrest<br>T-Homes &<br>Multi-Fam | CRL | Rivercrest |
|---|---------------------|-----|--|-----|------------|
| <b>Operating Budget</b>                       |                     |     |  |     |            |
| <b>Income</b>                                 |                     |     |  |     |            |
| Coyote Rock Lane (19 lots)                    | \$ 13,299.96        |     |  |     |            |
| Coyote Rock Drive (11 lots)                   | \$ 3,459.66         |     |  |     |            |
| Coyote Rock 1st Addition/Rivercrest (51 lots) | \$ 18,360.23        |     |  |     |            |
| Townhomes (future)                            | \$ 4,403.20         |     |  |     |            |
| Multi-family (future)                         | \$ 31,451.42        |     |  |     |            |
| <b>Total Income</b>                           | <b>\$ 70,974.47</b> |     |  |     |            |

|   |                  |                  |               |                 |                 |
|---|------------------|------------------|---------------|-----------------|-----------------|
| <b>Operating Expenses:</b>                            |                  |                  |               |                 |                 |
| Property Management                                   | \$ 9,000         | \$ 9,000         |               |                 |                 |
| Insurance - Fire, Casualty, Liability & Workers Comp. | \$ 5,000         | \$ 5,000         |               |                 |                 |
| Real Estate Taxes                                     | \$ 500           | \$ 500           |               |                 |                 |
| Accounting & Legal / tax prep                         | \$ -             | \$ -             |               |                 |                 |
| <b>Utilities:</b>                                     |                  |                  |               |                 |                 |
| Water/Irrigation                                      | \$ 6,840         | \$ 6,600         |               |                 | \$ 240          |
| Electricity   | \$ 12,480        | \$ 12,000        |               |                 | \$ 480          |
| <b>Landscaping:</b>                                   |                  |                  |               |                 |                 |
| Lawn-care/Landscape Maintenance                       | \$ 30,069        | \$ 26,739        |               | \$ 2,030        | \$ 1,300        |
| Sprinkler System Maintenance                          | \$ 600           | \$ 500           |               |                 | \$ 100          |
| Sprinkler System Turn off/on                          | \$ 860           | \$ 660           |               |                 | \$ 200          |
| <b>Gate:</b>  |                  |                  |               |                 |                 |
| Maintenance   | \$ 1,000         |                  | \$ 1,000      |                 |                 |
| Phone   | \$ 650           |                  | \$ 650        |                 |                 |
| <b>Private Street Maintenance:</b>                    |                  |                  |               |                 |                 |
| Street Sweeping                                       | \$ 200           |                  | \$ 200        |                 |                 |
| Snow Removal  | \$ 3,360         |                  | \$ 3,360      |                 |                 |
| Misc  | \$ -             | \$ 299           | \$ 299        |                 | \$ 116          |
| <b>Total Operating Expenses</b>                       | <b>\$ 70,559</b> | <b>\$ 60,999</b> | <b>\$ 299</b> | <b>\$ 7,356</b> | <b>\$ 2,320</b> |

**Annual Assessment by Area**

|   |     |           |          |  |  |
|---|-----|-----------|----------|--|--|
|   |     |           |          |  |  |
| Coyote Rock Lane (19 lots)                    | 19  | \$ 700.00 | \$ 58.33 |  |  |
| Coyote Rock Drive (11 lots)                   | 11  | \$ 314.51 | \$ 26.21 |  |  |
| Coyote Rock 1st Addition/Rivercrest (51 lots) | 51  | \$ 360.00 | \$ 30.00 |  |  |
| Townhomes                                     | 14  | \$ 314.51 | \$ 26.21 |  |  |
| Multi-family                                  | 100 | \$ 314.51 | \$ 26.21 |  |  |