

POLICY RESOLUTION # 5 – Jonathan Association Board of Directors

DATE: May 10, 2011

RE: The Need for a Professional Property Management Company

While reaffirming that the Jonathan Association Board of Directors is:

1. Responsible for the oversight of the following services: snow removal, landscaping and pond maintenance, grounds keeping, irrigation, shelter maintenance, trails and trees maintenance, contracted labor, maintenance supplies, refuse removal, and maintenance repairs; and,
2. Responsible for the equitable distribution of resources among the following areas: 23 neighborhoods, more than 3,000 housing units, 43 covered shelters and mail stations, 34 neighborhood entrance monument areas, 19 tot lot playgrounds – all for the benefit of approximately 8,000 residents; and,
3. Responsible for the care and maintenance of the following common properties: the Karen House, the Karen House Storage Barn, the Eitel House, the Lake Grace Pavilion, the Children Playing (“Dinosaur Bones”) Monument, and the Trail Head Area; and,
4. Responsible to provide the following: an Annual Financial Statement, an Annual Budget, an Annual Meeting of the Members, an Annual Assessment & the Collections thereof, an Annual Election of Candidates for the Board of Directors, an Enforcement of Architectural Standards according to the Association’s Declarations and Covenants; and,

In addition to acknowledging that:

5. Volunteer Directors, while able to determine mission and vision, are not able to deliver the services listed above at a consistent level of professional industry standards;

The Jonathan Board of Directors resolves, by way of this Policy Resolution, in going forward from this date (05-10-11) that the day-to-day property and financial affairs of the Association shall continue to be managed by a contracted professional property management company.

Kelly Cutler, Secretary – Board of Directors

Date