

**Eagles Bluff - Canada Hills, Village 14 Homeowners' Association
Resolution #2026-02 Delegation of Authority for Waivers,
Maintenance and Repair Expenditures**

WHEREAS, the Board of Directors of Canada Hills, Village 14(Eagles Bluff) Homeowners Association ("Association") is responsible for the maintenance, repair, replacement, and upkeep of the Association's common areas and other components for which the Association is responsible and has the authority to grant waivers for parking; and

WHEREAS, the Board recognizes that certain parking, maintenance and repair matters require prompt attention in order to protect Association property, preserve safety, prevent further damage, and ensure efficient operations; and

WHEREAS, the Board desires to delegate limited authority to the President of the Association to approve certain expenditures without prior Board approval, subject to the limitations set forth herein;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby delegates authority to the President of the Association, and the HOA Treasurer, to approve and authorize expenditures up to \$500 per occurrence, including but not limited to for the following purposes:

- General maintenance and upkeep
- Minor repairs and replacements
- Landscaping and irrigation repairs
- Fee Waivers
- Vendor service calls
- Emergency mitigation or preventative measures
- Other routine operational expenses necessary for the preservation and maintenance of Association property

BE IT FURTHER RESOLVED that:

1. This delegated authority with respect to maintenance and repair expenditures shall apply to budgeted, or necessary operational expenses and shall not include:
 - a. Capital improvements
 - b. Contract approvals exceeding the delegated amount
 - c. Reserve expenditures unless otherwise authorized by the Board
 - d. Any expenditure requiring membership approval under the governing documents or applicable law
2. The President shall make reasonable efforts to obtain competitive pricing when practical and appropriate.
3. All expenditures approved under this Resolution shall be reported to the Board of Directors at the next scheduled Board meeting and included in the meeting records.
4. In the event of an emergency requiring immediate action to prevent damage to persons or property, the President may authorize work necessary to mitigate the emergency, even if costs exceed the delegated amount, provided the Board is notified as soon as reasonably possible.
5. This Resolution shall remain in effect until modified or rescinded by the Board of Directors.
6. If the event the Board President is unable to approve such expenses at any time, The Board herby delegates this authority to the Board, Vice President, as designated by the Board.

ADOPTED this 16th day of June 2026, by the Board of Directors of the Association.

Name: Hugh Mosher

Vice President: _____

Name: Thaddeus Fedoruk

Secretary: _____