

## CERTIFICATION OF CORPORATE RESOLUTION

Escrow No. 73017719

The undersigned, as Secretary of Sandcastle Homeowners Association, Inc., a validly existing Arizona corporation (the "Corporation"), does hereby certify that,

at a meeting of the Board of Directors of the Corporation duly called pursuant to its Articles of Incorporation and Bylaws and held on January 12, 2023, the following resolution was duly adopted and the same has not been amended or revoked:

RESOLVED that Frank Golden, as President, and Larry Williams, as Vice-President, of the Corporation, or either one of them, is/are authorized and empowered to make, execute and deliver, on behalf and in the name of the Corporation and on such terms and conditions and in such amounts as he/she/they see(s) fit, any and all documents, including but not limited to, contracts, escrow instructions, deeds, notes, deeds of trust, mortgages, trust agreements and any and all other documents/instruments deemed necessary or desirable by state law or otherwise in connection with the Purchase or Sale of the following described real property situated in Mohave County, Arizona, said authorization to remain in effect until revoked by the Board of Directors.

The undersigned understand(s) that Pioneer Title Agency, Inc., as escrow agent ("Escrow Agent"), and First American Title Insurance Company, as underwriter and title insurer ("Title Insurer"), are relying on the truth and accuracy of the statements made herein to close the above-referenced escrow and to issue policies of title insurance therein. The undersigned therefore agree(s) to hold harmless and indemnify Escrow Agent and Title Insurer against any and all costs, damages, attorney's fees, expenses and liabilities they may incur or sustain arising out of or related to any omission of information or inaccuracy in any statement made herein.

IN WITNESS WHEREOF, Kim Mudford as Secretary of the Corporation, I have hereunto set my hand and declare under penalty of perjury that the foregoing statements are true and correct this 28th day of July, 2023.

  
Secretary

**CERTIFIED TO BE AN EXACT COPY OF THE ORIGINAL DOCUMENT BY**

**SANDCASTLE HOMEOWNERS ASSOC.**

**BOARD OF DIRECTORS**

**ANNUAL MEMBERSHIP MEETING MINUTES**

BY: Kim Mudford January 12, 2023

**CALL TO ORDER:**

The meeting was called to order at 5:33 p.m.

Members Present in person and via Zoom- Larry & Debbie Williams, Kim Mudford, Frank Golden, Darrell Coletto, Waylon Gates, Vanessa Nosek, Ingo Siedler, Tina Brodie & David Snyder.

Others Present: Helen Walter, Scott Farnam, and Ryan-Shea Collins representatives for Excalibre Management.

**OPEN FORUM:** Larry moved, Frank seconded to table open forum until after the elections are complete: Motion passed.

**Election Of Officers:**

Ronda Standsberry was the inspector of the election. The ballots were tabulated and the results were as follows:

Kim Mudford: All 15 Votes

**BE IT RESOLVED THAT** the 2023 Board assignment of positions is as follows:

President: Frank Golden

Vice President: Larry Williams

Secretary/Treasurer: Kim Mudford

**MINUTES:**

Waylon moved, Larry seconded to approve the corrected/amended annual meeting minutes from January 31, 2022; motion passed.

**FINANCIALS:**

Kim moved, Larry seconded to approve the December 31, 2022, financial statement as presented; motion passed.

Frank moved, Larry seconded beginning April 1, 2023 to change the HOA assessments from quarterly assessment to monthly; motion passed. Excalibre Management was directed to send out a notices to the homeowners informing them of the change.

Frank moved, Larry seconded to transfer year end balance in the amount of \$16,543.67 to street reserves; motion passed.

**Action Items:**

New Construction hours per city standards acknowledged by all in attendance 7:00 am-7:00 pm.

Discussion on security cameras on the exterior of the homes. Police have advised that you may not have cameras that point in the direction of other residential homes.

The board asked management to send letters regarding storage of construction equipment on vacant lots.

Kim moved, Frank seconded to send out a newsletter giving homeowners options for locking mailboxes; motion passed

Gate code change was tabled for more information.

Kim moved, Larry seconded to have start having board meetings 3 times a year rather than only 1; motion passed.

**ADJOURNMENT:**

Annual meeting with no further business was adjourned at 7:25 pm.