

COYOTE CREEK HOMEOWNERS ASSOCIATION RESOLUTION

Delegation of Authority for Maintenance and Repair Expenditures

Coyote Creek Homeowners Association

Date: May 20, 2026

WHEREAS, the Board of Directors of Coyote Creek 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

WHEREAS, the Board recognizes that certain 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 to approve and authorize expenditures up to \$5,000.00 per occurrence for the following purposes:

- General maintenance and upkeep
- Minor repairs and replacements
- Landscaping and irrigation repairs
- 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 shall apply to budgeted or necessary operational expenses and shall not include:

- Capital improvements
- Contract approvals exceeding the delegated amount
- Reserve expenditures unless otherwise authorized by the Board
- 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.

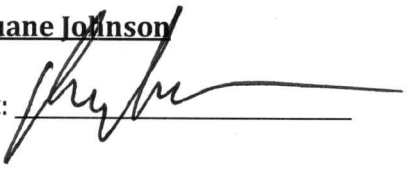
4. In the event of an emergency requiring immediate action to prevent damage to persons or property, the President may authorize work necessary to mitigate the emergency, even if costs exceed the delegated amount, provided the Board is notified as soon as reasonably possible.

5. This Resolution shall remain in effect until modified or rescinded by the Board of Directors.

6. In the event the Board President is unable to approve such expenses at any time, The Board hereby delegates this authority to the Board, Secretary.

ADOPTED by the Board of Directors on this 20th day of May, 2026.

Name: Duane Johnson

President: 

Name: Ed Ryder

Secretary: 