

# Tottenham Homeowners Association Resolution

RESOLUTION NUMBER: 2025.11.11.1

## **TITLE: Resolution to Amend Fine Structure in Section 3 of Article XXI**

**WHEREAS**, the Tottenham Homeowners Association (“Association”) is empowered by its governing documents to enforce community rules and impose fines for violations;

**WHEREAS**, Section 3 of Article XXI of the Association’s Bylaws currently outlines the schedule and amounts of fines for rule violations;

**WHEREAS**, the Board of Directors has reviewed the current fine structure and determined that a revised schedule will better promote compliance while allowing for initial education and correction;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors of the Tottenham Homeowners Association hereby amends Section 3 of Article XXI to reflect the following fine schedule for violations of Association rules and regulations:

- First Violation: No fine; written warning issued
- Second Violation: \$50.00 fine
- Third Violation: \$100.00 fine
- Fourth and Subsequent Violations: \$250.00 fine per occurrence

**BE IT FURTHER RESOLVED**, that this revised fine schedule shall take effect on January 1, 2026, and shall apply to all violations occurring on or after that date;

**BE IT FINALLY RESOLVED**, that the Board shall notify all homeowners of this change no later than November 30, 2025, and update the Association’s governing documents and enforcement procedures accordingly.

**Adopted this 11th day of November, 2025, by the Board of Directors of the Tottenham Homeowners Association.**

# Tottenham Homeowners Association

## RESOLUTION ACTION RECORD

Resolution type: Policy / Administrative No. 2025.11.11.1

Pertaining to: Amend Fine Structure

Duly adopted at a meeting of the Board of Directors held: Nov. 18, 2025

Motion by: Terri Mulholland Seconded by: Renee Bergmooser

### VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>Brian Watters</u> President (Brian Watters)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Mike O'Callaghan</u> Vice President (Mike O'Callaghan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Terri Mulholland</u> Treasurer (Terri Mulholland)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Sarah Taylor</u> Secretary (Sarah Taylor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Michelle Murad</u> Communications Director (Michelle Murad)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Renee Bergmooser</u> Director (Renee Bergmooser)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Yogendra Patel</u> Director (Yogendra Patel)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

[Signature] 11/18/2025  
Secretary (Sarah Taylor) Date

Resolution effective date: Jan 01 2026