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Trutina HOA
Board of Directors Resolution
INCREASE LIEN FEE

February 26, 2024

WHEREAS the Association's Covenants Conditions and Restrictions (CC&R) Article 6.5 allows the Board to set a Lien Assessment sufficient to recover the Association's expense in recording (and releasing) of a lien against a home within the community to secure unpaid assessments, penalties, fees and costs affiliated with the enforcement of the governing documents;

WHEREAS the Spokane County Assessor's Office has imposed a significant increase in the recording fee as it's done several times over the last 5 years, which then obligates the Board to amend the Association's policy to recover the anticipated cost of collection;

THEREFORE IT IS RESOLVED that effective January 1, 2024, the Lien Assessment is hereby increased to match the current fee to record and release a lien per the Spokane County Auditor Recording & Filing Fee Schedule, which is $303.50 per page for a total of $607 lien. Homeowners subject to a Lien Assessment levied after January 1, 2024, but prior to the finalization of this Resolution will be invoiced accordingly to recover the difference.

LET IT FURTHER BE RESOLVED that moving forward, the Lien Assessment is automatically increased to match the Spokane County Auditor Recording & Filing Fee Schedule so that any future fee increases do not require a specific action by the Board.

Adopted by unanimous written consent of the Board of Directors:

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Director: Joe Frank — Date: 2/26/2024

DocuSigned by:
Jennifer Frank Chaparro
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Director: Jennifer Chaparro — Date: 2/26/2024

DocuSigned by:
Kevin Schneidmiller
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Director: Kevin Schneidmiller — Date: 2/27/2024