

# REGENCY AT MONROE HOMEOWNERS ASSOCIATION, INC.

## POLICY RESOLUTION NUMBER 01:17

### **Resolution Regulating Association Investments and Guidelines**

**WHEREAS**, Regency at Monroe Homeowners Association, Inc, (the "Association") was created and exists by virtue of the Declaration of Covenants, Easements and Restrictions (the "Declaration") and By-Laws (the "By-Laws"); and

**WHEREAS**, Article 7, Section 7 Financial Management of the By-Laws of the Regency at Monroe Homeowner's Association States that the affairs of the Association shall be governed by the Board of Trustees; and

**WHEREAS**, Article 7, Section 7.6 Subsection (k) of the By-Laws of the Regency at Monroe Homeowner's Association grants the power and privilege to the Homeowner's Board of Trustees to invest and reinvest monies, and,

**WHEREAS**, the Board of Trustees deems it necessary and desirable for the orderly operation of the Association funds to clarify the fiscal management requirements of the Association and establish a policy regarding investments and/or movement of funds, and

**WHEREAS**, the investment objectives of the Association are for the safety of principal, maximization of return commensurate with the low overall risk and maintenance of adequate liquidity to meet anticipated withdrawals; and





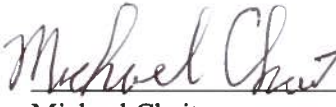


**WHEREAS**, the Board of Trustees recognize that certain guidelines must be placed on the investment of such funds in accordance with this resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the following is hereby adopted and shall replace Policy Resolution Number 03:14

- (1) All Board of Trustees members shall collectively review and approve any investments with regards to investing the Association's Replacement Reserve Fund, Working Capital Fund, Deferred Maintenance Fund, Capital Reserve Fund and Transition Fund Phases 1-6.
- (2) All Board of Trustee members shall be designated as authorized representatives of the Board with access to the Investment Advisor. The Treasurer shall serve as the primary contact with the Investment Advisor with the direct responsibility for all the written correspondence including check requisition, account disbursements and for communicating investment decisions as directed and voted on by the Board and reflected in the official minutes of the Association.
- (3) Board of Trustees shall sponsor regular workshops with Investment Advisor and Finance Committee on HOA portfolio.
- (4) Investment decisions voted on by the Board of Trustees shall be reflected in the official minutes of the Association.
- (5) All correspondence regarding the Association's investments must be initiated by an authorized representative.

- (6) No Investments may be sold, withdrawn, redeemed or otherwise converted to cash prior to maturity without the consent of the Board of Trustees of this Association. In addition, any such investments may be sold for an amount less than the cost thereof if the proceeds thereof are required to pay and discharge obligations of the Association.
- (7) Authorized investments are to be limited to the following:
  - a. Obligations of the government of the United States of America or it's agencies,
  - b. Bank certificates of deposit, provided that the entire principal and accrued interest is covered by the Federal Deposit Insurance Corporation, (FDIC)
  - c. Deposits in any liquid reserve or money market fund provided that such deposits are themselves insured or that investments of such funds are restricted to obligations of the United States Government and its agencies.
  - d. Investments made with the fund designated as Replacement Reserve Funds shall be of such duration that it will complement the estimated needs for the liquid funds as projected by the periodic study prepared by a professional engineering firm of the adequacy of the reserve funds and its projected replacement of assets.
  - e. A minimum of \$50,000 may be invested in highly liquid instruments with final maturities of one (1) year or less.
  - f. Investments will be laddered over a period of years to be determined between the Investment Advisor and the Board of Trustees subject to limitation in 7(g).
  - g. No Fund investments may have a final maturity in excess of twenty (20) years from the date of purchase.
- (8) The Association authorized investment professionals shall prepare monthly statements which itemize the Association's investments and shall include amounts, types and rate of return.
- (9) The Trustees shall meet quarterly for the specific purpose of reviewing the investment portfolio of each account established and its performance in conjunction with the Association's investment strategy and market conditions. At least two of such meetings shall include a representative of the firm designated as the Association's Investment Advisor.
- (10) All disbursements by check must be signed by two authorized representatives of the Board.

Policy Resolution 01:17 Duly adopted at a meeting of the Board of Trustees of the Regency at Monroe Homeowners Association, Inc., held this 19th day April, 2017.

Officer	YES	NO	ABSTAIN	ABSENT
 _____, President Matt Stephens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____, Vice President Richard Lans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____, Secretary Kieve Kortmansky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____, Treasurer Charles Lerman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____, Trustee Michael Chait	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____, Trustee Steve Farron	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____, Trustee Stuart Z. Goldstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest:

  
\_\_\_\_\_  
Kieve Kortmansky, Secretary

4/19/17  
\_\_\_\_\_  
Date