Lake of the Woods Association Inc.,
Resolution 2017 – 16
A Special Resolution
Supporting Flexible Member Payments for the Clubhouse Area Recreational Complex Project

WHEREAS, the Board of Directors has a fiduciary responsibility to provide for the current and future needs of the Association as stated in the Restrictive Covenants (Declarations of Restrictions); and

WHEREAS, the Board has determined the 1967 Clubhouse Pool and Bathhouse and the Beach Bathhouse nearing the end of their useful lives and require capital replacement; and

WHEREAS, the Clubhouse Area Recreational Complex Project will provide for the outdoor swimming pool, fitness center, beach bathroom, ADA parking, and outdoor recreation needs of the community; and

WHEREAS, the Board will use replacement reserves, sale of LOWA-owned Lots, and donations to provide a portion of the project financing for the estimated $5 million project; and

WHEREAS, the remaining amount will need to be financed through a bank loan; and

WHEREAS, the Board appreciates members already have significant financial responsibilities, including the regular Annual Assessment.

THEREFORE, the Board of Directors hereby resolves to provide flexible payment options to members for the Clubhouse Area Recreational Complex Project to accommodate their existing financial obligations as follows:

Section 1: The term of the bank loan that LOWA takes out shall be seven (7) years.

Section 2: Payment option available to members shall be:

1. Payment in full upfront.

2. Semi-Annual and Quarterly payment over one year, with no interest and no penalty for pre-payment.

3. Payments over the term of the loan that LOWA takes out to pay for the project with interest and no penalty for pre-payment.
Effective: Immediately

LAKE OF THE WOODS ASSOCIATION, INC.

By: Larry Morlan, President

ATTEST:

I, as Secretary for Lake of the Woods Association, Inc., hereby attest that the foregoing Administrative Resolution 2017-16 was adopted by the Board of Directors at a duly-held and noticed Board of Directors meeting held on the 16 day of August, 2017.

Jennifer Zukowski, Secretary