Lake of the Woods Association, Inc.
Resolution 2019-23
An Administrative Resolution
Accepting the Replacement Reserve Report

WHEREAS, Virginia law requires property owners’ associations to, “Conduct at least once every five years a study to determine the necessity and amount of reserves required to repair, replace and restore the capital components;” and

WHEREAS, Miller-Dodson Associates, Inc. prepared an updated Replacement Reserve Report addressing all items that the Association must repair, replace, restore, or maintain over a 40 year timeframe; and

WHEREAS, following Board direction and best practices, the General Manager, Facilities Director and Director of Finance have worked with Miller-Dodson Associates, Inc. on the Replacement Reserve Report to place the replacement capital components and related costs in the approximate year in which they are needed to then determine the Contribution to Reserves and the Capital Spending Plan for the Repair and Replacement Reserve items for FY 2020-2021; and

WHEREAS, on October 29, 2019 the Board considered changes to the draft report; and

WHEREAS, the Board desires to accept said Replacement Reserve Report to comply with the law and provide the Association with a strategic planning tool.

THEREFORE, RESOLVED, the Board hereby agrees to the following:

SECTION I: OVERALL

The Replacement Reserve Analysis, prepared by Miller-Dodson Associates, Inc. dated October 30, 2019 is hereby accepted for planning and budgeting purposes as the FY 2020 Replacement Reserve Report, in the amount of $1,709,270 using the Cash Flow Method of calculating minimum annual funding.

SECTION II: CONTRIBUTION TO RESERVES

As part of the FY 2020-2021 Annual Budget, the General Manager will propose a Contribution To Reserves based on the Replacement Reserve Report.

FURTHER, RESOLVED, any revisions to the Replacement Reserve Report must be accomplished by written instructions approved by the Board.
Effective: Immediately

LAKE OF THE WOODS ASSOCIATION, INC.

By: Clifton D. Wilks, President

ATTEST:

I, as Secretary for Lake of the Woods Association, Inc., hereby attest that the foregoing Administrative Resolution 2019-23 was adopted by the Board of Directors at a duly-held and noticed Board of Directors meeting held on the 2nd day of November, 2019.

Phillip D. Brown, Secretary