



PINON RANCH HOMEOWNERS' ASSOCIATION

RESOLUTION 2020

**RESOLUTION AMENDING THE BY-LAWS TO ADOPT A PRICING POLICY FOR
NEIGHBORHOOD WIDE TRASH SERVICE**

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Pinon Ranch Subdivision, ("Declaration") provides that the Pinon Ranch Homeowners' Association, Inc. ("the Association") acting through the Board,

"shall have the duties and powers set forth in the Association Documents and all duties and powers of non-profit corporations granted by law or otherwise existing, and, in general, the power to do anything that may be necessary or desirable to further the common interests of the Members, to maintain, improve and enhance the Common Elements, and to improve and enhance the attractiveness, desirability and safety of Pinon Ranch subdivision." (Declaration, Article 4.6)

WHEREAS in 2019 a super majority of property owners signed a document to initiate neighborhood wide trash service provided by the Association beginning in the year 2020; and

WHEREAS, the Board of Directors, in order to further the common interests of the Members, has determined that with the addition of neighborhood wide trash service the current Bylaws must be amended to more completely and accurately describe the powers and duties set forth therein; and

WHEREAS, the Board of Directors, has determined that in order to to protect and enhance the quality, value, desirability, and attractiveness of the subdivision, as well as to provide for the maintenance and management of the neighborhood wide trash service, which is a Common Element, a pricing policy for trash service is needed.

NOW THEREFORE, BE IT RESOLVED by the Board of the Directors of the Association, that the current By-Laws shall be amended and, that Trash Pricing Policy be adopted.

DATED at Colorado Springs, Colorado this 8th day of January, 2020.

Amanda Brush, HOA President

ATTEST:

Bradley Gildin, Secretary