



**POWER RANCH
COMMUNITY ASSOCIATION**

**RESOLUTION OF THE
POWER RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS**

AUTHORITY TO REMOVE BAD DEBT

WHEREAS, Power Ranch Community Association ("Association") is governed by the Declaration of Covenants, Conditions, Restrictions of Power Ranch, recorded at the County Recorder of Maricopa County, Arizona ("Declaration") AND The Bylaws of Power Ranch Community Association; and


WHEREAS, Article 3.9, Section 3.9.1 states; "Powers and Duties. The Board shall have the powers and duties necessary for the administration of the Association and may do all such acts and things as are not by the Declaration, Articles or Bylaws required to be exercised or done by the members including levy collect and enforce the payment of assessments; and

WHEREAS, pursuant to Article 3.10 The Board may employ for the Association and Power Ranch, a Managing Agent to perform such duties and services as the Board shall authorize;

NOW, THEREFORE, the Board of Directors resolves that CCMC as managing agent shall have the authority to remove unpaid fees or assessments from an account (Bad Debt), should the fees be deemed uncollectable due to a bankruptcy or foreclosure suit. All recommendations for Bad Debt shall be presented monthly under the consent agenda and approved by the Board.

This Resolution was adopted by the Board of Directors at the Board meeting held on August 22, 2016.

Power Ranch Community Association

By: 
Matt Dominy, President

Attested By: 
Hannah Boles, Secretary