

WILLOWSFORD CONSERVANCY BOARD OF TRUSTEES RESOLUTION

2025 ANNUAL ASSESSMENT

WHEREAS, Article 4, Section 4.7 of the Bylaws provides that the Conservancy Board shall have all the powers which Virginia law provides for nonstock corporations and those necessary to administer the Conservancy's affairs and to perform the Conservancy's purposes as set forth in the Articles, the Bylaws and the Community Charter; and

WHEREAS, Article 4, Section 4.8(c) of the Bylaws states that the Board shall perform such other managerial or administrative tasks as are necessary or appropriate to the conduct of its affairs or as are required by law; and

WHEREAS, in accordance with Section 2.3(e) of the Community Covenant for Willowsford ("Community Covenant"), to the extent that the Conservancy Board expects the Conservancy to incur expenses in addition to amounts anticipated to be collected in Community Enhancement Fees and from other revenue sources in any year, it may levy an assessment for that year ("Annual Assessment") against each Unit; and

WHEREAS, the Conservancy Board deems it appropriate to provide for billing and collection of the Annual Assessment through the Willowsford Homeowners Association, Inc. ("Association");

NOW THEREFORE, BE IT RESOLVED that the Conservancy shall levy an Annual Assessment against each residential Unit (as defined in the Community Covenant) within Willowsford in the amount of \$613.26 per annum for calendar year 2025. The Annual Assessment shall be levied and collected by and through the Association, as provided for under Section 2.3(e)(vi) of the Community Covenant.

This policy shall become effective January 28, 2025. In quarter one, each residential Unit paid \$146 at the 2024 assessment rate and balance for 2025 will be assessed over the three remaining quarterly payments of \$156 as collected by the Association.

The payments will be as follows:

Quarter one	\$146
Quarter two	\$155.75
Quarter three	\$155.75
<u>Quarter four</u>	<u>\$155.75</u>
TOTAL	\$613.25

Signed,

Greg Licamele

Greg Licamele (Feb 14, 2025 12:42 EST)

Greg Licamele, Acting President

WILLOWSFORD CONSERVANCY

RESOLUTIONS ACTION RECORD

Resolution Type: Administrative

Pertaining to: 2025 Annual Assessment

Duly adopted at a meeting of the Board of Directors of the Willowsford Conservancy, held on January 28, 2025.

OFFICER	TITLE	YES	NO	ABSTAIN	ABSENT
Greg Licamele	Acting President	✓			
<i>Vacant</i>	Vice President				
Karyn Morland	Secretary	✓			
Jake Virag	Treasurer	✓			
Avi Sareen	Trustee	✓			
Charles Graybeal	Trustee	✓			

ATTEST:


Karyn Morland, Secretary

1/28/25
Date

Resolution Effective, January 28, 2025
Date


2025 Conservancy Annual Assessment Resolution for Greg to Sign

Final Audit Report

2025-02-14

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