

DCC-adjacent Community Amenity
Resident Advisory Committee Charter

Context

When Daybreak was established, it was anticipated that as the community grew and its financial capacity increased, ownership of large community amenities, such as the DCC, would be transferred from the developer to the HOA. In 2010, under HOA direction, a resident advisory committee evaluated the feasibility of acquiring the DCC and additional property from Kennecott Land. This exercise included exploring the option of constructing an outdoor swimming pool on the adjacent property. Ultimately, it was determined, due in part to the emerging recession and the associated dip in the home sales forecast, that the project be put on hold until conditions improved.

Early this spring, the Board of Directors reconvened a resident advisory committee to review the earlier work in light of current conditions. This committee recommended, and the HOA Board approved, moving forward with the purchase of the DCC and a portion of the adjacent property to build a community amenity, such as a pool. The decision to make this purchase provides the Association the opportunity to further evaluate the type and scope of this amenity.

Statement of Intent and Objectives

This ad-hoc Committee is established to interface with the Board of Directors, Budget & Finance Committee and the Association Management Team for the purpose of providing organized resident engagement on behalf of the Association for the sole purpose to:

- 1) Ascertain and evaluate the viability/benefit of building an additional community amenity adjacent to the DCC and in this area of the community.
- 2) Determine the appropriate avenue(s) to obtain broader community input regarding the type of amenity to be constructed.
- 3) Determine the components that should be included in the amenity, including the prioritization and timing/phasing of specific improvements.
- 4) Make a recommendation to the board regarding the final amenity choice.

Phase two of the evaluation process shall include:

- 1) Upon Board approval of the amenity, the management team will obtain competitive bids for the project. The Committee will review and evaluate these.
- 2) Determine and evaluate the financial impact of constructing and operating the amenity based on the bids received and existing, relevant HOA budgets and resources.
- 3) Final recommendation is due to the Board no later than March 30, 2016 regarding whether to move forward with the amenity, and if so the appropriate time-line.

Membership

Membership on the Committee shall be limited to Owners who are in good standing with the Association. The Committee will have no fewer than seven and no more than nine members. Committee members are appointed by the Board of Directors. Committee members may be replaced at any time at the discretion of the Board. The term of the Committee will expire upon completion of the above assigned tasks. It is anticipated that the Committee will engage outside experts and resources, through the management team, as necessary to aid in completing committee tasks and to augment committee discussions.

Resident Board Member, Dave Pimm, will be a member of the committee and the liaison between the Committee and Board of Directors.

Authorization

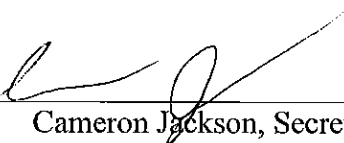
The DCC-adjacent Community Amenity Resident Advisory Committee does not have the authority to commit or expend HOA funds and/or enter into any contracts or give directions or instructions to contractors, management or employees and will not communicate or represent the Associations, Committees business, political interests, or positions to other persons outside the Association without the explicit direction of the Board of Directors. Confidential information discussed in Committee Meetings will not be communicated to any other persons outside the Committee, Association Management Team or Board of Directors. This Committee has not been assigned any direct HOA funds to assist in completing Committee functions or tasks.

This DCC-adjacent Community Amenity Resident Advisory Committee Charter was adopted and approved by the Daybreak Community Association Board of Directors on this 30th day of September 2015.

DAYBREAK COMMUNITY ASSOCIATION, INC

By: 

Ty McCutcheon, President

By: 

Cameron Jackson, Secretary