

**LONG RANGE PLANNING COMMITTEE CHARTER
OF
THE SHORES HOMEOWNERS ASSOCIATION I, INC.**

SUBJECT: Establishment of Long Range Planning Committee

PURPOSE: The Committee acts on behalf of the residents of The Shores Homeowners Association and at the direction of The Shores Homeowners Board of Directors. The purpose of the committee per the Declaration is to establish a funding plan to “maintain a reserve fund for replacement of those improvements that it is obligated to maintain, based upon age, remaining life, and the quantity and replacement cost of major Common Element improvements.” Section 7.1(v) The committee will also establish guidelines and recommendations so that continuity will be maintained for the benefit of futures boards.

AUTHORITY: The Declaration of Covenants, Conditions and Restrictions of The Shores Homeowners Association Section 9.1 and Colorado law.

EFFECTIVE DATE: April 6, 2018

MEMBERSHIP: The Board of Directors shall appoint the Committee Chair and the Committee shall serve at the pleasure of the Board. The Committee will consist of 3 Board members and may be disbanded at any time deemed appropriate by a majority vote of the full Board of Directors. At such time the Committee agrees, an additional 2 homeowner members, approved by a majority vote of the full Board of Directors, may be appointed.

MEETINGS: The Committee shall meet as often as they deem necessary and shall make regular reports of its meetings to the Board of Directors. Meetings shall be open to the membership and minutes shall be taken of each meeting.

The Committee shall remain active for a period of time as deemed appropriate by the full Board of Directors.

RESPONSIBILITIES:

- Consider the recommendations of the Board of Directors, Reserve Study, CPMG Management, Homeowners, and other professionals in establishing a long range plan for both priority of projects and funding.
- Prioritize projects first by health and safety and then by those projects that prevent interior damages to units.
- Make recommendations to the Board of funding options short-term and long term.

- Establish a contracting policy for the Board's consideration for planned projects and urgent/emergency circumstances.
- Create priorities and timelines by August 1, 2018 for consideration in the 2019 budget.
- Other responsibilities as determined by the Board of Directors as needed.

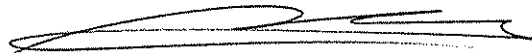
RESTRICTED FUNCTIONS:

The Committee does not have the authority to give directions and/or instructions to contractors, management or employees and will not communicate or represent the Association's or Committee's business to other persons or seek bids for services or any other matters without the explicit request of the Board of Directors to do so.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Association certifies the foregoing Charter was approved and adopted by the Board of Directors of the Association, and in witness thereof, the undersigned has subscribed his/her name.

**THE SHORES HOMEOWNERS
ASSOCIATION**



By: Shores President