

RESOLUTION OF THE WALNUT CREEK MUTUAL 28
BOARD OF DIRECTORS AUTHORIZING BUDGETED
TRANSFERS

- A. WHEREAS, Civil Code §§ 5380(b)(6) and 5502 state that transfers of funds out of the association's reserve or operating accounts shall not be authorized without prior written approval from the board of the association unless the amount of the transfer is less than the lesser of ten thousand dollars (\$10,000) or 5 percent of the estimated income in the annual operating budget for associations with 51 or more separate interests;
- B. WHEREAS, Walnut Creek Mutual 28 has 51 or more separate interests within the meaning of Civil Code §§ 5380(b)(6) and 5502;
- C. WHEREAS, by way of the adopted pro forma operating budget for the Mutual for fiscal year 2025 (the "2025 Budget"), the Mutual has approved (and the Board hereby ratifies) certain operating expenditures for various goods, services, and utilities for the Mutual (collectively, the "2025 Budgeted Operating Expenses");
- D. WHEREAS, by way of the 2025 Budget, the Mutual has also approved (and the Board hereby ratifies) certain transfers from the Mutual's operating accounts to the Association's reserve accounts during fiscal year 2025 to defray the future repair or replacement of, or additions to, those Common Area components that the Association is obligated to maintain (collectively, the "2025 Reserve Transfers");
- E. WHEREAS, this written Board resolution is being adopted to ratify and confirm the Board's approval of transfers from the Mutual's reserve and/or operating accounts to pay for the 2025 Budgeted Operating Expenses and the 2025 Reserve Transfers;

BE IT RESOLVED, that recitals A through E, above, are incorporated into this Resolution as if fully set forth herein. It is hereby further resolved that transfers from the Mutual's reserve and/or operating accounts to pay for the 2025 Budgeted Operating Expenses and the 2025 Reserve Transfers are and have been approved by the Board.

Adopted by the Board of Directors on

January 22

, 2025. Signed

By: _____, Secretary.

Jana L Murphy

RESOLUTION OF THE WALNUT CREEK MUTUAL 28
BOARD OF DIRECTORS AUTHORIZING SPECIFIC
TRANSFERS OF FUNDS AND APPOINTING A
COMMITTEE OF THE BOARD

WHEREAS, Civil Code §5380(b)(6) and 5502 state that transfers of funds out of the association's reserve or operating accounts shall not be authorized without prior written approval from the board of the association unless the amount of the transfer is less than the lesser of ten thousand dollars (\$10,000) or 5 percent of the estimated income in the annual operating budget for associations with 51 or more separate interests; and

WHEREAS, Walnut Creek Mutual 28 has 51 or more separate interests within the meaning of Civil Code §5380(b)(6) and 5502; and

WHEREAS, Corporations Code §7212 authorizes the Board to appoint two or more Directors to a "committee of the Board" to exercise the authority of the Board. The Board wishes to create such a committee to authorize specific transfers of funds as required by Civil Code §5502; and

WHEREAS, the following Directors are appointed to the committee of the Board described above:

Susan Hildreth, President
Isabelle Chen, Treasurer

WHEREAS, the committee of the Board shall report any authorized transfers to the Board at the next Board meeting following the transfer of funds, including the Transferee, the account from which transfer is made, and the amount transferred.

BE IT RESOLVED, that a committee of the Board shall be appointed as described above in order to carry out the duties required by Civil Code §5502, as described above.

January 22
Adopted by the Board of Directors on , 2025

Tara L. Murphy
Signed By: , Secretary.