

**AMALFI HOMEOWNERS ASSOCIATION
SPECIAL ASSESSMENT**

**SECRET BALLOT
JULY 20, 2018**

Pursuant to California Civil Code Section 5115(a) when owners are to vote to approve a special assessment it must be by secret ballot.

On July 18, 2018, the board of directors met and discussed the need to increase the Reserve funds. The current reserve fund balance is \$49,417. Per the Association's Reserve Study, the fully funded reserve balance should be \$521,569.

To be able to maintain the appearance of the building and conduct repairs, the Association needs to fund the reserves account. To help reach this goal, the board of directors have approved a special assessment of \$60,000, a \$5,000 monthly contribution to the reserves, subject to the approval of the members. Each unit would be assessed their portion based on square footage at 15.9 ¢ per square foot. This would amount to approximately \$97 for the smallest unit to \$235 for the largest unit/ per month. Beginning on January 1, 2019, each unit would be responsible to pay their portion of the special assessment for a 12-month period.

This is the first step in creating a healthy reserve account. While the proposed amount does not come close to meeting the reserve study recommendation, we feel this proposal is an affordable and fair first step in making progress towards a "safety net" of savings. Unfortunately, in last 18 months, we had several unexpected major issues causing extensive damage not covered by our insurance, so repairs were made with reserve account savings. Our intention with implementing the proposed special assessment is to, hopefully, avoid an emergency special assessment in the event of a future unexpected catastrophic event. When an emergency special assessment takes place, homeowners are given only one to two months to come up with mandated funds. We would prefer to circumvent this scenario.

**PLEASE VOTE IN FAVOR OF OR AGAINST THE ASSOCIATION
IMPLEMENTING A \$60,000 RESERVE FUND
SPECIAL ASSESSMENT**

_____ **IN FAVOR OF A \$60,000 RESERVE FUND SPECIAL
ASSESSMENT EFFECTIVE JANUARY 1, 2019.**

_____ **AGAINST A \$60,000 RESERVE FUND SPECIAL ASSESSMENT
EFFECTIVE JANUARY 1, 2019.**

ONCE CAST, THIS SECRET BALLOT CANNOT BE REVOKED.

Please return this secret ballot in envelope #2. Ballots will be counted at the board of directors meeting on August 22, 2018.