SUPPLEMENTAL RESOLUTION OF THE BOARD OF DIRECTORS

GABRIEL COMMONS CONDOMINIUM ASSOCIATION

Building Maintenance Project — Draw from Available Loan Capacity

Background

The Association completed the building exterior siding project in 2025. The Association funded that project through a loan with Northwest Bank with an original principal capacity of up to $2,100,000.

A number of Unit Owners prepaid their share of the 2025 special assessment. As a result, the Association did not draw the full loan amount. Approximately $1,300,000.00 of capacity remains available under the existing loan. Under this resolution, the loan's draw period will be extended until the completion of this project, which is expected to be no later than November 16, 2026, and the loan's interest rate will continue to float

The Board has identified Common Element maintenance items that need attention now. The items are listed in Section 1 below. Total estimated cost is $476,000, with a 10% contingency, for a not-to-exceed total of $523,600.

The Board proposes to fund this work by drawing on the remaining capacity of the existing loan. The Board does not propose to levy a new special assessment. Monthly Owner assessments will not increase. The Board instead proposes to split the existing reserve replenishment line in the annual operating budget into two parts of equal combined value: a reduced reserve replenishment contribution and a new loan repayment line item.

Northwest Bank has indicated in principle that it will consent to the expanded use of loan proceeds and will execute a loan-document amendment at nominal cost.

This Resolution authorizes the Board to undertake the maintenance work described in Section 1, to amend the loan documents, and to reapportion the operating budget as described. The Board submits this Resolution to the Owners for ratification at a special meeting called under Section 2.4 of the Bylaws.

Resolutions

1. **Authorized Project Scope.** The Association must complete the Common Element maintenance work described in the table below. The Board may adjust individual line items within the Not-to-Exceed Authorization based on contractor bids, inspection results, and project conditions.

Item	Estimated Cost
Roof — Buildings 3831 / 3833	$40,000
Roof — Buildings 3835 / 3837	$40,000
Roof — Buildings 3839 / 3841	$40,000

Item	Estimated Cost
Roof — Buildings 3843 / 3845	$40,000
Roof — Buildings 3859 / 3861	$32,000
Roof — Buildings 3863 / 3865	$32,000
Roof — Buildings 3879 / 3881	$30,000
Roof — Buildings 3883 / 3885	$40,000
Pool House Roof	$7,000
Deck — 3835 rear	$25,000
Deck — 3837 rear	$25,000
Deck — 3839 entry	$20,000
Deck — 3841 entry	$20,000
Deck — 3879 lower rear	$10,000
Upper Drainage Path	$25,000
Paving and Curbs	$30,000
Driveway Drainage — 3831 / 3833	$20,000
Subtotal	**$476,000**
Contingency (10%)	$47,600
Not-to-Exceed Authorization	**$523,600**

2. **Use of Loan Proceeds.** The Board must use the remaining capacity under the existing Northwest Bank loan to fund the Project, up to the Not-to-Exceed Authorization of $523,600. The Board must not draw amounts exceeding the Not-to-Exceed Authorization without further Board action.

3. **Loan Document Amendment.** The Board must negotiate and execute an amendment to the Loan Agreement, the Promissory Note, the Security Agreement, and any related documents with Northwest Bank, so that the permitted use of loan proceeds includes the Project scope described in Section 1. The Board officers, acting individually or jointly, are authorized to sign all documents and instruments necessary or convenient to complete the amendment.

4. **Operating Budget Reapportionment.** Beginning with the budget cycle that takes effect after this Resolution becomes effective, the Board must split the existing monthly reserve replenishment line item in the annual operating budget into the following two line items. The combined total of the two line items must equal the reserve replenishment amount in effect immediately before the split.
    (a) **Reserve Replenishment:** approximately $5,600 per month (subject to confirmation at the next budget meeting).

(b) **Loan Repayment — Building Maintenance Project:** approximately $4,100 per month, calculated based on the actual loan amendment terms and amortization schedule.

The Board must distribute a summary of the revised operating budget to all Unit Owners within 30 days of adoption.

5. **No Special Assessment; No Increase in Monthly Assessments.** This Resolution does not levy a special assessment. Monthly Owner assessments will not increase as a result of this Resolution. The Board reserves the right to adopt a special assessment in the future if Common Element conditions or reserve adequacy require it.

6. **Resale Disclosure.** Until the loan is repaid in full, the Association must disclose the existence of the loan, the reapportioned operating budget, and the unavailable prepayment option to prospective purchasers in response to resale disclosure requests and condominium questionnaires.

7. **Effective Date.** This Resolution becomes effective when both of the following have occurred:

    (a) The Owners ratify this Resolution by a majority of the voting power present in person or by proxy at a special meeting of the Association called for that purpose; and

    (b) Northwest Bank executes the loan-document amendment described in Section 3.

If either condition is not satisfied, this Resolution has no effect and the Board must not proceed with the Project under this Resolution.

8. **Notice and Meeting.** The Association must give written notice to all Unit Owners at least 10 days before the special meeting called to consider ratification of this Resolution. The notice must state the time, place, and purpose of the meeting and must include a copy of this Resolution and a cover letter explaining the Project, the funding mechanism, and the Owners' vote.

9. **Authority.** The Board adopts this Resolution under its authority to maintain, repair, and replace Common and Limited Common Elements, to borrow money in connection with that maintenance, and to determine the amounts required for the operation of the Association.

Adopted by the Board of Directors

The Board of Directors adopted this Resolution at a duly noticed Board meeting held on the date set forth below.

President, Gabriel Commons Condominium Association

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Name: David Brady

Date:

Treasurer, Gabriel Commons Condominium Association

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Name: Scott Shurtleff

Date:

Secretary, Gabriel Commons Condominium Association

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Name: Laura Miller

Date:

Owner Ratification

The Owners ratified this Resolution at a special meeting of the Association held on ___________, 2026, by a vote of ____ in favor and ____ opposed, satisfying the majority threshold under Section 2.11 of the Bylaws.

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Secretary, Gabriel Commons Condominium Association

Date: ________________