



RESOLUTION 01-18-54
INTERIOR INSPECTION OF UNOCCUPIED UNITS

WHEREAS, unoccupied units present a number of concerns to United Mutual and its residents and those concerns increase the longer the unit is unoccupied; it is to the benefit of United and its residents to inspect the condition of units which have been unoccupied for six months or more; and

WHEREAS, based on corporate counsel's opinion, and the Mutual's governing documents, the Mutual has the right to inspect units at any time in the event of an emergency and the right to enter units at a reasonable hour in non-emergency situations for the purpose of performing maintenance.

NOW THEREFORE, BE IT RESOLVED, June 12, 2018, that the Board of Directors hereby adopts the Unoccupied Unit Inspection Policy;

RESOLVED FURTHER, a Unit will be considered unoccupied when no record of occupancy has occurred within a six month period;

RESOLVED FURTHER, when a Unit is unoccupied, the Shareholder shall file a key with resident services for emergency and maintenance access, if no key is on file, the services of a locksmith will be employed to gain access to the unit and the costs thereof charged to the Shareholder;

RESOLVED FURTHER, that except in case of an emergency inspection, the Mutual will provide a minimum of 15 days' notice of inspection to the Shareholder of record of each unoccupied Unit;

RESOLVED FURTHER, the Mutual will conduct non-emergency inspections after said notice unless the Shareholder submits a letter of objection;

RESOLVED FURTHER, if the Shareholder of record objects or specifically denies entry, the matter will be referred to the Board for Member disciplinary action;

RESOLVED FURTHER, non-emergency inspections will be conducted with Security personnel in attendance to document and ensure there is no adverse impact upon the Unit interior by the Mutual's inspection;

RESOLVED FURTHER, the inspector will identify and note conditions within the Units and facilitate remediation of adverse functional conditions identified if necessary to protect against damage to Mutual property, common area damage or nuisance to neighboring residents;

RESOLVED FURTHER, that necessary emergency repairs that are required to prevent damage to Mutual property that are the responsibility of the member, will be carried out and charged to the Shareholder of record;

RESOLVED FURTHER, that necessary emergency repairs that are the responsibility of the Mutual will be carried out at Mutual cost;

RESOLVED FURTHER, that Resolution 01-08-196 adopted November 14, 2008, is hereby superseded and cancelled; and

RESOLVED FURTHER; that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.