

SONORA HOMEOWNERS ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS

TREASURER AUTHORITY FOR RECEIPTS, DEPOSITS, ACCOUNTS, AND DISBURSEMENTS

BOARD ACTION WITHOUT A MEETING

Date: February 10, 2026

WHEREAS the Board of Directors (“Board”) is responsible for the sound management and safeguarding of the Association’s operating and reserve funds in accordance with the Association’s Articles, Bylaws, CC&Rs, and applicable law; and

WHEREAS the Board has appointed a new Treasurer to fill out the term of Karen Smith, the former treasurer and desires to clearly define the powers and duties of the new Treasurer regarding the receipt, deposit, custody, and disbursement of Association funds, and to establish prudent internal controls.

NOW, THEREFORE, BE RESOLVED, that effective as of the date above, the Board adopts the following authority and controls:

1) Appointment and Scope of Authority

a) The Treasurer is authorized and directed to oversee the receipt and deposit of all monies of the Association, including but not limited to assessments, fees, fines, interest, late charges, rental income, reimbursements, and any other receipts (“Association Funds”).

b) The Treasurer shall ensure all Association Funds are promptly deposited to the credit of the Association in bank, brokerage accounts, or other depository accounts approved by the Board, including separate accounts for: (i) Operating Funds; and (ii) Reserve Funds.

c) The Treasurer is authorized to disburse Association Funds strictly in accordance with this Resolution, the approved budget, Board-approved contracts, and any additional Board actions.

2) Depository Institutions and Accounts

a) The Board hereby designates the following institutions as authorized depositories (each, a “Depository”):

- Edward Jones Sun City West AZ
- BMO Bank N.A. Sun City West AZ
- First Citizens Bank Sun City West AZ
- Other bank or brokerage firms approved by the Board of Directors and Treasurer

b) The Treasurer is authorized to open, maintain, and close accounts at a Depository as necessary to carry out Association business, provided that any new Depository or account type is reported to the Board at the next regular meeting.

c) Reserve Funds shall be held in one or more accounts titled to the Association and clearly labeled as “Reserve” or equivalent, separate from Operating accounts.

3) Receipts, Endorsements, and Custody

a) The Treasurer (and, if applicable, the Association's managing agent (Paramount Association Management) at the Treasurer's direction is authorized to receive, endorse "for deposit only," and deposit checks, electronic transfers, and other payments payable to the Association.

b) All receipts shall be recorded in the Association's books with sufficient detail to identify payer, purpose, amount, and date received.

4) Disbursement Authority and Controls

a) Routine Disbursements (Operating): The Treasurer is authorized to disburse Operating Funds for ordinary and necessary expenses consistent with the Board-approved budget and existing contracts, including—but not limited to—landscaping, pest control, garbage collection, utilities, insurance, management fees, maintenance, and administrative costs.

b) Reserve Disbursements: The Treasurer may disburse Reserve Funds only for capital repairs, replacements, or projects expressly approved by the Board, or as provided in the Reserve Study or Board-approved capital plan.

c) Authorized Signatories: In addition to the Treasurer, the following officers are authorized signatories on accounts for purposes of subsection 4 above:

Greg M. Lutz Greg M. Lutz

The Board may update the signatory list by separate action without amending this Resolution.

Documentation: No disbursement shall be made unless supported by appropriate documentation, such as an invoice, contract, purchase order, requisition, or Board authorization. All investment accounts must be entitled to the Association, with statements delivered directly to treasurer or agent Paramount Association Management and copied to the Board or Treasurer.

5) Books, Records, and Reporting: The Treasurer shall cause accurate books and records to be maintained in accordance with sound accounting practices, reflecting all receipts, deposits, disbursements, transfers, and account balances.

ADOPTION

Upon motion duly made and seconded, the foregoing Resolution was adopted by the Board of Directors

of Sonora Homeowners Association, Inc. on the first date written above.

VOTE: Ayes: 4 Nays: 0 Abstentions: 0

BOARD OF DIRECTORS:

Greg M. Lutz
Gregory M. LUTZ
President

Greg M. Lutz
Vice President

Jerry R. Noonan
Treasurer

Richella Archer
Secretary