

THE ENCLAVE AT KEYSTONE

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November 1, 2019

RE: Resolution

Included: Resolution Regarding Individual Unit Alarm Monitoring
October 24, 2019 BOD Meeting

Dear Enclave Owner,

Please be advised that effective January 31, 2020 the Enclave will terminate the contract with Allied Security therefore terminating Fire, Cold Temperature and Security Monitoring. Please find enclosed the Resolution passed by the Board on October 24, 2019 and a draft of the meeting minutes.

Thank you to everyone who participated at the meeting in person or via telecon. Your Board appreciates that this is a very important issue. The Declarations were amended in 2017 with 69.8 approval of the owners. The intent in amending the Declarations was to bring the governing documents into compliance with Colorado Common Interest Ownership Act (CIOAA) and to protect the HOA from further litigation due to failure of the central alarm system. On the advice of our attorney, a Resolution was drafted and subsequently passed to clarify the responsibilities of the Owners pursuant to the Declarations.

A lawsuit was filed against The Enclave in 2016 for damages sustained from failure of the cold temperature alarm (resulting in significantly expense to the Association). And in 2018 the fire alarms failed to sound in Units #1,2 and 3. Despite the HOA's efforts to inspect and maintain these alarms, the systems have been consistently unreliable. In addition, the alarm company has been unable to access several units for inspection and some alarms had been tampered with. As discussed in the May 2019 Board meeting, no alarm system is 100% reliable.

The Resolution requires owners to install their own fire and cold temp alarm. Owners may install a system of their choosing. The Enclave currently utilizes Allied Security. Other owners are investigating Superior Alarm, ADT, SimpliSafe, Ring and Nest. Many of these systems may be installed and monitored for less than the \$1700/unit estimate (installation only) provided by Allied.

Again, thank you for your attention to this matter. The Board has spent considerable time reviewing governing documents, consulting with the alarm company and legal counsel. Your cooperation regarding installing an alarm system of your choice is greatly appreciated.

Very Respectfully,
Your HOA Board

DOUBLE SIDED