

Hakone House Condominiums

Meeting of the Hakone Directors

October 10, 2011 11:30 AM – via teleconference

Minutes

After consultation with attorney Scott McAllister and with SNHA Executive Director Joe Ingram, the Hakone Directors hereby have adopted the following policy regarding late charges and finance fees on Homeowners' delinquent accounts with Hakone:

Pursuant to Section 5.03 of the Hakone Bylaws:

“The Board of Directors or the Managing Agent, at the request of the Board of Directors, shall take prompt action to collect any assessments for Common Expenses due from any Apartment owner which remain unpaid for more than thirty days from the due date for payment thereof. Any assessment, or installment thereof, not paid within five days after due shall accrue a late charge in the amount of five percent (5%) of the overdue assessment or installment.

Beginning on December 1, 2011, the Board shall assess a late charge of 5% of the installment for any installment more than five days overdue. This will be a one time charge on any amount due as above.

Additionally, pursuant to Vermont statute (9 V.S.A. 41a), a finance charge will be assessed monthly starting 60 days past due at a rate of 12% annually each month on any balance 60 or more days past due until such time as the balance is paid. This assessment will be charged on the entire balance > 60 days past due, including late fees that have been assessed and not paid. When partial payments are made on delinquent accounts, payments will first be applied to any late charges, or on any finance charges due, then to the remaining principal of the assessed amount past due, and then to any current assessments due.

Additionally, please note that pursuant to the Hakone Bylaws, section 5.06, any assessment due from property at Hakone is considered a lien on the property until paid.

Respectfully submitted,

Florrie Paige
Claire Franklin
Michael Sinz
Hakone Directors