

**HORIZONS - MARINA DISTRICT
OWNERS ASSOCIATION**

LEAK DETECTION SYSTEM COMMITTEE CHARTER

Purpose: Authorized by the Horizons Board of Directors on February 23, 2021, this ad hoc committee will examine the pros, cons, options, costs, and benefits of a property-wide water leak detection system vs. standalone systems in residences and common areas.

Responsibilities

- A. Examine a variety of leak detection system options and costs.
- B. Query insurance companies about premium reductions/recommendations for leak detection systems.
- C. Survey Horizons' residents on their preferences and willingness to bear costs and responsibility for a variety of leak detection system configurations.
- D. Solicit feedback from neighboring complexes regarding their experiences with leak detection systems or their decision not to implement such systems.
- E. Perform a Cost Benefit Analysis (CBA), including soft benefits, throughout the lifecycle of each prospective system or product.
- F. Pursue follow-up tasks and activities, such as CC&R revisions and legal review, as may be established by the Board of Directors.

Scope: Gather data and propose options as outlined above in a format and timeline agreed to between the Committee and the Board of Directors.

Membership: The Committee will consist of 3-5 members. One member shall be appointed Chair by the Board. A Board Member will work with the Committee as Board Liaison. The members of this Committee shall be appointed or removed by the Board at any time, with or without cause.

Experience: None required.

Meetings: The Committee will meet as required and as determined by the Committee. At least one member shall attend Board meetings to answer questions related to the written report.

Reporting Requirements: The Committee Chair or designee will provide meeting minutes or a monthly update summary to Management at least 10 days prior to regularly scheduled Board of Directors meetings.

Newsletter: The Committee shall provide updates to the Newsletter as requested by the Board of Directors.

Reports To: The Committee reports to the Board of Directors.

Term: To be determined by the Board of Directors.

Budget & Authority: The Committee does not have an assigned budget.