

**EDGECLIFF HOMEOWNERS ASSOCIATION  
RESOLUTION OF THE BOARD OF DIRECTORS  
Regarding Annual Assessments**

At a regular meeting of the Board of Directors (“Board”) of the Edgecliff Homeowners Association (“Association”), held on February 20, 2018, at 17004 S. Sunterra Drive, Oregon City, OR 97045, at the time of 7:00 PM, the Board resolved as follows:

WHEREAS, a meeting of the Board was convened at the time, date and location set out above; and

WHEREAS the Association Secretary, by signing below, attests that pursuant to the Association Bylaws at Article 4, Section 10, all Board members were provided notice of the meeting (or by their attendance waived notice) and a quorum of the Board was present in person at the meeting in accordance with the Association Bylaws at Article 4, Section 11; and

WHEREAS, the Association is organized and empowered to exercise all of the powers and privileges conferred to it by the Covenants, Conditions and Restrictions (“CC&R’s”) for Edgecliff Homeowners Association, and as subsequently amended, the Association’s Bylaws, its Articles of Incorporation, and the Oregon Planned Community Act (ORS 94.550, et seq.), to administer, manage and operate the Association for the benefit of its members; and

WHEREAS ORS 94.630(1)(a) of the Oregon Planned Community Act provides the Association the authority to adopt and amend bylaws, rules and regulations for the planned community; and

WHEREAS the Board has all of the powers and duties necessary for the proper functioning of the Association pursuant to Article 4 of its Bylaws; and

WHEREAS, the Board has discretion under Article 10, Section 4 of the Association CC&R’s to specify annual assessment installment timeframes and dates; and

WHEREAS, the Board has discretion under Article 6, Section 1(d) of the Association Bylaws to establish due dates and fix a regular flat Assessment payable on a monthly, quarterly, semiannual or annual basis, and

WHEREAS, the Board believes it will be in the best interest of the Association to Assess Annual Assessments on an annual basis in order to reduce billing expenses and time;

WHEREAS, at an emergency meeting of the Board of the Association, held on January 30, 2018, at 17004 S. Sunterra Drive, Oregon City, OR 97045, at the time of 7:00 PM, the Board unanimously approved a motion to specify Annual Assessment be payable on an annual basis.

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NOW, THEREFORE,

BE IT RESOLVED that Association Annual Assessments will be payable on an annual basis.

BE IT FURTHER RESOLVED that Association Annual Assessments will be due and payable on March 1st of each year.

BE IT FURTHER RESOLVED that a copy of this resolution shall be available to all homeowners on the Association website.

Dated this 20th day of February 2018.

EDGECLIFF HOMEOWNERS ASSOCIATION

RESOLUTION ACTION RECORD

Motioned by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
_____ (Unfilled), President	_____	_____	_____	_____
_____ Anne Crone, Vice President	_____	_____	_____	_____
_____ George Hansen, Vice President	_____	_____	_____	_____
_____ Bobbi Stedman, Secretary	_____	_____	_____	_____
_____ Vivian Kirk, Treasurer	_____	_____	_____	_____

ATTEST: the above resolution was properly adopted.

By: \_\_\_\_\_ Bobbi Stedman, Secretary