

**EDGECLIFF HOMEOWNERS ASSOCIATION  
RESOLUTION OF THE BOARD OF DIRECTORS  
Regarding Electronic Notices**

At a regular meeting of the Board of Directors ("Board") of the Edgecliff Homeowners Association ("Association"), held on April 10, 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 ORS 94.652 to provide notice, information, or other written material required to be given to a homeowner or director under the declaration or bylaws or the Oregon Planned Community Act by electronic mail, facsimile or other form of electronic communication, with the exception of notices relating to a homeowner's failure to pay an assessment, the Association's commencement of foreclosure proceedings, or an action the Association is taking against a homeowner; and

WHEREAS, the Board believes it will be in the best interest of the Association to provide electronic notices to homeowners who have provided email addresses and to post notices to the Association's website for all notices for which electronic notice is legal in order to reduce notification expenses;

NOW, THEREFORE,

BE IT RESOLVED that Association notifications will now be distributed through the community website located at [www.edgecliffowners.com](http://www.edgecliffowners.com), and to email addresses provided to the Association by the homeowners.

Examples of notifications that will be transmitted electronically include, but are not limited to: dues invoices, year-end financials, ballots, meeting notices and other official notifications.

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The Board will not use electronic notification for: notice of failure to pay an assessment, notice of foreclosure of an association lien, notice of an action against a homeowner, or an offer to use any dispute resolution process required by the governing documents.

BE IT FURTHER RESOLVED that homeowners may opt out of electronic notification by submitting the attached "opt out" form. Homeowners who have requested to "opt out" will have notices sent via first class mail. These notices will be provided at no cost to the homeowner. Homeowners who neither "opt out" by submitting an "opt out" form, nor provide an email address to the Association, will be provided notices from the Association solely through the website.

BE IT FURTHER RESOLVED that it is the responsibility of the homeowners to provide current email information to the Association if they prefer to receive email notification in addition to website notification. For homeowners who do not opt-out and for whom the Association has an email address on file, that homeowner will receive email notification to the email address on file. Current email addresses may be provided by emailing [EdgecliffTreas@gmail.com](mailto:EdgecliffTreas@gmail.com) and including your name and Edgecliff lot numbers.

BE IT FURTHER RESOLVED that exceptions to this policy may be made by the Board on a case-by-case basis to provide certain notifications in writing.

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to all homeowners at their last known mailing addresses and shall be effective 30 days after the date adopted.

Dated this 10th day of April, 2018.

EDGECLIFF HOMEOWNERS ASSOCIATION

By:  Doug Greenwalt, Association President

ATTEST: the above resolution was properly adopted.

By:  Bobbi Stedman, Association Secretary

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**Edgecliff Electronic Notice OPT OUT**

Please be advised that I am electing to "OPT OUT" of electronic notification and request that all homeowners' association notices be provided to me via regular mail.

Homeowner signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Please return this form to Edgecliff HOA no later than May 10, 2018, by mailing it to PO Box 1112, Oregon City, OR 97045, or delivering it to a Board member.

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**Edgecliff Electronic Notice – Email Address Submission**

To receive electronic notices via email, you can provide your email address by emailing EdgecliffTreas@gmail.com and including your Edgecliff lot number, or you can complete this form. NOTE: If you are already receiving HOA emails, then we already have your email address on file and there is no need for you to provide it again. If you would like to use a different email address for electronic notices, please advise of the new address either via email or use of this form.

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

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