

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ASSOCIATION OF UNIT OWNERS OF
CARDINELL VIEW LOFTS CONDOMINIUM**

NOTIFICATION PROCESS RESOLUTION – 2022-03

(Replaces any previously adopted policies.)

At a regular meeting of the Board of Directors held on May 19, 2022, the Board made the following findings:

WHEREAS the Association of Unit Owners of Cardinell View Lofts Condominium is located in Multnomah County, Oregon and is subject to ORS Chapter 100, the Oregon Condominium Act.

WHEREAS the Association of Unit Owners of Cardinell View Lofts Condominium is an Oregon Nonprofit Corporation created to oversee the affairs and operations of the Condominium.

WHEREAS the Association Chair and Secretary, by signing below, attest that pursuant to the Association's Bylaws Article IV, Sections 5 and 11, all Directors were provided notice of the meeting and a quorum of the Board was present in person at the meeting in accordance with the Association's Bylaws.

WHEREAS Bylaws Article IX, Section 2(a) provides the Board with authority to act against a unit owner, who may be assessed individually for common expenses incurred through their tenant's fault or direction and for fines, charges and expenses incurred in enforcing the Declaration, Bylaws, and rules and regulations with respect to such tenant.

WHEREAS the Board believes it is in the best interest of the Association to clarify the Association's procedures relating to Notification procedures; and

WHEREAS Pursuant to ORS 100.405(4)(a) and Bylaws Article 5 Section 2(m), the Association is entitled to promulgation of rules and regulations for the Condominium.

WHEREAS Pursuant to Bylaws Article 5 Section 2(n) the Association of Unit Owners of Cardinell View Lofts Condominium Board of Directors has the authority to enforce by legal means or otherwise the provisions of the Act, the Declaration, these Bylaws and any rules and regulations adopted pursuant to the Bylaws.

WHEREAS, the Board of Directors has discretion under ORS 100.423 to provide any notice, information or other written material required to be given to unit owners via electronic mail or other form of electronic communication; and

WHEREAS, the Board of Directors believes it will be efficient and cost-effective to provide notices via electronic means, including e-mail.

NOW BE IT THEREFORE RESOLVED that Association notifications will now be distributed through Management and/or the Board of Directors to the e-mail addresses provided to Management by the owners.

Examples of notifications that will be transmitted electronically include, but are not limited to: meeting notices, year-end financials, reserve study updates, ballots, and audit results.

The Board of Directors will not use electronic notification for the following: 1) notice of failure to pay an assessment; 2) notice of foreclosure of an association lien; 3) notice of an action against an Owner; or 4) an offer to use the dispute resolution process required by the governing documents.

It is the responsibility of the Owners to provide updated email information to Management for the Association in a timely manner. This can be updated directly by the Owners through the website portal.

Meeting notices will only be distributed by email, and at the discretion of the Board may be posted on the website and/or posted onsite. No hard copy mailings will be distributed.

The Board of Directors, Association of Unit Owners of Cardinell View Lofts Condominium, an Oregon nonprofit corporation, hereby directs that a copy of this resolution be sent to every unit owner of record.

Approved and adopted on 05/19/2022.

By:

DocuSigned by:
Lauren Anderson 05/19/2022
Chairperson Date

DocuSigned by:
Sunil Khanna 05/19/2022
Secretary Date