

HARRISON WEST CONDOMINIUMS OWNERS ASSOCIATION

Resolution of the Board of Directors

Special Assessment – Budget Deficit

The following Resolution is adopted as of the 9th day of September, 2024, by the Board of Directors (“Board”) of the Harrison West Condominium Owners Association (“Association”).

RECITALS

WHEREAS, “Declaration” is the *Declaration Submitting Harrison West Condominiums to Condominium Ownership*, as amended, recorded in the land records of Multnomah County as Document No. 2006-080487, “Bylaws” is *Bylaws of Harrison West Condominium Owners Association*, as amended, recorded as Exhibit C to the Declaration, “Act” is the Oregon Condominium Act, Oregon Revised Statutes, Chapter 100, and “Board” is the elected Board of Directors of the Association;

WHEREAS, the Declaration, the Bylaws, and the Act provide that the Association serves as a means through which the unit owners may take action with regard to the administration, management and operation of the Condominium;

WHEREAS, ORS 100.405(4)(b), Article 14.3 of the Declaration, and Article 3.7 of the Bylaws provide that the Board of Directors (“Board”) shall have all of the powers permitted under the Act, Declaration, and Bylaws to acquire and pay for, out of common expense funds, all services required for the proper functioning of the Condominium;

WHEREAS, pursuant to Article 5.2 of the Bylaws, common expenses include expenses of administration, maintenance, repair or replacement of the common elements, and all other expenses and liabilities incurred by the Association;

WHEREAS, pursuant to Articles 3.7, 5.1, and 5.2 of the Bylaws, the Board has the power and duty to prepare a budget for the common expenses, levy and collect assessments pursuant to that budget, and levy such additional assessments as may be necessary;

WHEREAS, the Board has determined that certain common expenses will exceed the amounts set forth in the 2024 budget, and that additional assessments in the total amount of \$200,000 must be levied and collected not later than November 1, 2024 in order to meet all of the Association’s obligations (“Special Assessment”);

WHEREAS, Article 5.4(b) of the Bylaws specifically authorizes the Board to levy special assessments in the event that the Board determines that the assessments established upon adoption of the budget will be insufficient to pay the common expenses, or the Board determines that additional funds will be needed to meet unexpected or unbudgeted common expenses;

WHEREAS, all assessments levied by the Association are a personal obligation of the owner and a lien on the unit from the time that the payment of said assessment is due;

WHEREAS, pursuant to Article 8.1 of the Declaration, assessments, including this Special Assessment, shall be allocated to each unit based on the ratio by which the square footage of the particular unit bears to the total square footage of all units combined, as set forth in Exhibit B to the Declaration;

WHEREAS, pursuant to Articles 5.6 and 5.7 of the Bylaws, the Association has certain rights and remedies to collect delinquent assessments, including the filing of a lawsuit or foreclosure action;

NOW THEREFORE, BE IT RESOLVED THAT the Association shall levy a Special Assessment in the total amount of \$200,000, allocated in accordance with the attached Exhibit A, which shall be due and payable no later than November 1, 2024, subject to the conditions, requirements and procedure set forth below;

1. Notice of Assessment. The Association’s community management company is directed to immediately send a copy of this Resolution and Notice of Special Assessment (“Notice”) to each unit owner setting forth the Special Assessment amount that the unit owner will be required to pay no later than November 1, 2024.

2. One-Time Special Assessment. The owner of each unit shall pay the Special Assessment amount set forth in the Notice no later than November 1, 2024.

3. Regular Assessments and Prior Special Assessments. Payment of the special assessment described herein does not relieve any owner of the obligation to pay regular monthly assessments or any special assessment previously levied by the Board.

4. Additional Assessments. The Board may levy additional assessments, including special assessments, as necessary in order pay for common expenses.

ATTEST:

DocuSigned by:
Mary Margaret McAteer
AD8635DE0C724B5...

President
Mary Margaret McAteer

9/10/2024

Signed by:
Mike Starosciak
F827886E590D463...

Secretary
Mike Starosciak

9/10/2024

Harrison West Condominiums

Exhibit A

Special Assessment Breakdown

**Total Homeowner
SA
\$200,000**

Unit #	Unit SF	Parking (SF)	Parking Space #	Unit + Parking (SF)	Unit % of ownership	Total Special Assesment
02A	566			566	0.0030	\$608.15
02E	566			566	0.0030	\$608.15
03A	579			579	0.0031	\$622.12
03E	579			579	0.0031	\$622.12
05A	579			579	0.0031	\$622.12
05E	579			579	0.0031	\$622.12
06A	579			579	0.0031	\$622.12
07E	579			579	0.0031	\$622.12
08E	579			579	0.0031	\$622.12
02C	583			583	0.0031	\$626.42
02G	583			583	0.0031	\$626.42
20E	587			587	0.0032	\$630.72
03C	600			600	0.0032	\$644.69
03G	600			600	0.0032	\$644.69
04C	600			600	0.0032	\$644.69
04G	600			600	0.0032	\$644.69
05G	600			600	0.0032	\$644.69
16C	606			606	0.0033	\$651.13
20C	611			611	0.0033	\$656.51
21A	587	106	125	693	0.0037	\$744.61
02F	701			701	0.0038	\$753.21
02B	702			702	0.0038	\$754.28
12C	600	102	124	702	0.0038	\$754.28
16G	606	99	42	705	0.0038	\$757.51
20A	587	123	27	710	0.0038	\$762.88
04E	579	134	117	713	0.0038	\$766.10
06E	579	134	69	713	0.0038	\$766.10
09E	579	134	157	713	0.0038	\$766.10
17A	585	128	109	713	0.0038	\$766.10
11E	579	136	168	715	0.0038	\$768.25
04A	579	137	29	716	0.0038	\$769.33
14A	581	135	158	716	0.0038	\$769.33

Unit #	Unit SF	Parking (SF)	Parking Space #	Unit + Parking (SF)	Unit % of ownership	Total Special Assesment
15A	583	133	118	716	0.0038	\$769.33
18E	585	131	41	716	0.0038	\$769.33
14E	581	137	159	718	0.0039	\$771.47
16A	583	135	113	718	0.0039	\$771.47
16E	583	135	114	718	0.0039	\$771.47
10E	579	140	171	719	0.0039	\$772.55
17E	585	134	110	719	0.0039	\$772.55
10A	579	141	170	720	0.0039	\$773.62
11A	579	141	167	720	0.0039	\$773.62
15E	583	137	119	720	0.0039	\$773.62
12A	579	143	162	722	0.0039	\$775.77
19A	587	136	33	723	0.0039	\$776.85
19E	587	136	34	723	0.0039	\$776.85
08A	579	145	82	724	0.0039	\$777.92
04F	727			727	0.0039	\$781.15
06G	600	128	156	728	0.0039	\$782.22
11G	600	128	161	728	0.0039	\$782.22
09C	600	134	111	734	0.0039	\$788.67
10C	600	135	37	735	0.0039	\$789.74
22E	587	148	77	735	0.0039	\$789.74
07C	600	136	160	736	0.0040	\$790.82
08C	600	136	116	736	0.0040	\$790.82
11C	600	137	30	737	0.0040	\$791.89
06C	600	138	164	738	0.0040	\$792.96
09A	579	160	79	739	0.0040	\$794.04
14G	603	136	115	739	0.0040	\$794.04
10G	600	140	166	740	0.0040	\$795.11
15C	606	135	73	741	0.0040	\$796.19
21E	587	154	155	741	0.0040	\$796.19
05C	600	142	172	742	0.0040	\$797.26
22G	611	131	28	742	0.0040	\$797.26
09G	600	143	169	743	0.0040	\$798.34
15G	606	137	112	743	0.0040	\$798.34
17G	609	135	36	744	0.0040	\$799.41
19G	611	133	174	744	0.0040	\$799.41
07G	600	145	94	745	0.0040	\$800.49
18G	609	137	31	746	0.0040	\$801.56
23G	611	136	74	747	0.0040	\$802.63
08G	600	150	173	750	0.0040	\$805.86
12G	600	155	80	755	0.0041	\$811.23
18A	585	173	40	758	0.0041	\$814.45
22C	611	154	81	765	0.0041	\$821.98
20G	611	156	78	767	0.0041	\$824.12

Unit #	Unit SF	Parking (SF)	Parking Space #	Unit + Parking (SF)	Unit % of ownership	Total Special Assesment
14C	603	176	107	779	0.0042	\$837.02
17C	609	171	153	780	0.0042	\$838.09
23C	611	179	122	790	0.0042	\$848.84
23E	587	204	38	791	0.0042	\$849.91
23A	587	207	26	794	0.0043	\$853.14
18C	609	189	138	798	0.0043	\$857.43
07A	579	226	91	805	0.0043	\$864.95
22A	587	222	83	809	0.0043	\$869.25
12E	579	238	148	817	0.0044	\$877.85
19C	611	208	120	819	0.0044	\$880.00
21C	611	209	90	820	0.0044	\$881.07
21G	611	211	86	822	0.0044	\$883.22
05F	727	110	123	837	0.0045	\$899.34
08F	727	128	72	855	0.0046	\$918.68
03F	727	131	35	858	0.0046	\$921.90
03B	727	132	32	859	0.0046	\$922.98
06B	727	135	75	862	0.0046	\$926.20
07B	727	136	71	863	0.0046	\$927.27
07F	727	136	76	863	0.0046	\$927.27
09B	727	137	144	864	0.0046	\$928.35
11F	727	139	143	866	0.0047	\$930.50
16B	735	131	1	866	0.0047	\$930.50
14F	731	140	95	871	0.0047	\$935.87
04B	727	146	165	873	0.0047	\$938.02
19F	744	131	4	875	0.0047	\$940.17
17B	740	136	5	876	0.0047	\$941.24
18F	740	137	8	877	0.0047	\$942.32
17F	740	138	9	878	0.0047	\$943.39
09F	727	152	68	879	0.0047	\$944.47
05B	727	171	25	898	0.0048	\$964.88
12B	727	176	130	903	0.0049	\$970.25
10F	727	186	152	913	0.0049	\$981.00
06F	727	188	154	915	0.0049	\$983.15
11B	727	192	108	919	0.0049	\$987.44
23B	744	176	106	920	0.0049	\$988.52
08B	727	194	39	921	0.0049	\$989.59
20F	744	180	46	924	0.0050	\$992.82
21F	744	184	136	928	0.0050	\$997.12
12F	727	205	121	932	0.0050	\$1,001.41
19B	744	191	135	935	0.0050	\$1,004.64
23F	744	196	101	940	0.0051	\$1,010.01
14B	731	211	93	942	0.0051	\$1,012.16
16F	735	212	84	947	0.0051	\$1,017.53

Unit #	Unit SF	Parking (SF)	Parking Space #	Unit + Parking (SF)	Unit % of ownership	Total Special Assesment
15B	735	215	97	950	0.0051	\$1,020.75
22B	744	209	24	953	0.0051	\$1,023.98
15F	735	224	92	959	0.0052	\$1,030.42
22F	744	219	105	963	0.0052	\$1,034.72
18B	740	224	85	964	0.0052	\$1,035.80
21B	744	228	128	972	0.0052	\$1,044.39
20B	744	237	104	981	0.0053	\$1,054.06
10B	727	256	100	983	0.0053	\$1,056.21
01D	855	138	70	993	0.0053	\$1,066.96
16H	969	121	60	1,090	0.0059	\$1,171.18
03H	959	134	7	1,093	0.0059	\$1,174.40
17H	975	121	59	1,096	0.0059	\$1,177.63
01B	938	181	142	1,119	0.0060	\$1,202.34
04H	959	168	67	1,127	0.0061	\$1,210.94
12H	959	180	147	1,139	0.0061	\$1,223.83
12D	959	181	139	1,140	0.0061	\$1,224.90
05D	959	182	133	1,141	0.0061	\$1,225.98
04D	959	185	47	1,144	0.0061	\$1,229.20
14D	964	180	126	1,144	0.0061	\$1,229.20
11H	959	187	150	1,146	0.0062	\$1,231.35
10D	959	189	149	1,148	0.0062	\$1,233.50
15H	969	180	129	1,149	0.0062	\$1,234.57
15D	969	181	58	1,150	0.0062	\$1,235.65
02H	928	224	89	1,152	0.0062	\$1,237.80
06H	959	193	132	1,152	0.0062	\$1,237.80
11D	959	194	146	1,153	0.0062	\$1,238.87
18H	975	181	56	1,156	0.0062	\$1,242.10
18D	974	183	52	1,157	0.0062	\$1,243.17
01A	947	211	88	1,158	0.0062	\$1,244.24
17D	974	191	55	1,165	0.0063	\$1,251.77
19D	980	185	49	1,165	0.0063	\$1,251.77
20H	980	189	50	1,169	0.0063	\$1,256.06
19H	980	192	53	1,172	0.0063	\$1,259.29
16D	969	205	57	1,174	0.0063	\$1,261.44
07H	959	219	103	1,178	0.0063	\$1,265.73
08H	959	223	99	1,182	0.0064	\$1,270.03
03D	959	225	22	1,184	0.0064	\$1,272.18
09D	959	225	20	1,184	0.0064	\$1,272.18
05H	959	227	140	1,186	0.0064	\$1,274.33
07D	959	231	98	1,190	0.0064	\$1,278.63
10H	959	231	21	1,190	0.0064	\$1,278.63
02D	928	263	87	1,191	0.0064	\$1,279.70
06D	959	238	102	1,197	0.0064	\$1,286.15

Unit #	Unit SF	Parking (SF)	Parking Space #	Unit + Parking (SF)	Unit % of ownership	Total Special Assessment
14H	964	236	13	1,200	0.0064	\$1,289.37
09H	959	243	96	1,202	0.0065	\$1,291.52
08D	959	247	23	1,206	0.0065	\$1,295.82
21H	980	228	45	1,208	0.0065	\$1,297.97
22H	980	228	44	1,208	0.0065	\$1,297.97
23D	980	234	48	1,214	0.0065	\$1,304.42
20D	980	236	131	1,216	0.0065	\$1,306.56
21D	980	238	134	1,218	0.0065	\$1,308.71
22D	980	240	145	1,220	0.0066	\$1,310.86
23H	980	240	137	1,220	0.0066	\$1,310.86
TH11	1,184	130	6	1,314	0.0071	\$1,411.86
TH10	1,184	134	3	1,318	0.0071	\$1,416.16
TH09	1,184	135	2	1,319	0.0071	\$1,417.24
TH12	1,184	137	12	1,321	0.0071	\$1,419.38
TH08	1,184	141	10	1,325	0.0071	\$1,423.68
TH04	1,184	154	11	1,338	0.0072	\$1,437.65
TH02	1,184	216	14	1,400	0.0075	\$1,504.27
TH06	1,184	229	16	1,413	0.0076	\$1,518.24
25A	1,277	135	163	1,412	0.0076	\$1,517.16
TH01	1,184	221	18	1,405	0.0075	\$1,509.64
TH03	1,184	230	15	1,414	0.0076	\$1,519.31
TH05	1,184	231	17	1,415	0.0076	\$1,520.39
TH07	1,184	231	19	1,415	0.0076	\$1,520.39
24A	1,277	180	43	1,457	0.0078	\$1,565.51
25C	1,277	230	127	1,507	0.0081	\$1,619.24
24C	1,277	234	151	1,511	0.0081	\$1,623.54
26A	1,277	239	61	1,516	0.0081	\$1,628.91
26C	1,277	239	141	1,516	0.0081	\$1,628.91
24B	1,653	216	62	1,869	0.0100	\$2,008.20
25D	1,653	234	66	1,887	0.0101	\$2,027.54
24D	1,653	239	51	1,892	0.0102	\$2,032.91
25B	1,653	239	54	1,892	0.0102	\$2,032.91
26B	1,653	239	63	1,892	0.0102	\$2,032.91
26D	1,653	374	64/65	2,027	0.0109	\$2,177.97
155,569	30,568			186,137	1.0000	\$200,000.00