

**RESOLUTION OF THE BOARD OF DIRECTORS**  
**HARRISON WEST CONDOMINIUMS OWNERS ASSOCIATION**

**Electronic Notice & Communication**

The following Resolution is adopted as of the 9th day of November, 2022, by the Board of Directors ("Board") of the Harrison West Condominiums Association ("Association").

**RECITALS**

WHEREAS, "Declaration" is the *Declaration Submitting Harrison West Condominiums to Condominium Ownership*, as amended, "Bylaws" is *Bylaws of the Harrison West Condominiums Owners Association*, as amended, "Act" is the Oregon Condominium Act, Oregon Revised Statutes, Chapter 100, "Association" is the Harrison West Condominiums Association, and "Board" is the elected Board of Directors of the Association;

WHEREAS, Pursuant to Section 3.7 of the Bylaws, the Board has all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law, the Declaration, or Bylaws may not be delegated to the Board by the owners;

WHEREAS, Pursuant to ORS 100.405(4)(a) and Section 7.5(m) of the Bylaws, the Board, on behalf of the Association, may adopt, modify, or revoke rules and regulations for the Condominium governing the conduct of persons, and the operation and use of units and the common elements of the Condominium, as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Condominium;

WHEREAS, the Act, at ORS 100.423, provides that, notwithstanding any contrary requirement in the Declaration or Bylaws, the Board may provide any notice, information, or other written material that the Association is required to provide to the owners via any form of electronic communication acceptable to the Board, with the exception of notice of the following: (a) failure to pay an assessment, (b) foreclosure of the Association's lien, (c) action that the Association may take against the owner, and (d) offers to use a dispute resolution program under ORS 100.405;

WHEREAS, the Act, at ORS 100.423 further provides that the Board must give owners the ability to opt-out of receiving electronic notices and communications; and

WHEREAS, the Board has determined that is in the best interest of the Association to provide notice and communication to owners via electronic means;

NOW THEREFORE, BE IT RESOLVED THAT the conditions, requirements, and procedure set forth below be adopted.

1. Except as otherwise provided herein, the Association shall provide all notices and other communications to owners via email at the email address on file for each owner, and via posting on the web portal maintained by the Association's community management company.
2. The Association shall continue to send notices and communications via US Mail to any owner who has not provided an email address to the Association's community management company.
3. The Association shall not use electronic notice, and shall provide notice of the following matters via US Mail: (a) failure to pay an assessment, (b) foreclosure of the Association's lien, (c) action that the

Association may take against the owner, and (d) offers to use a dispute resolution program under ORS 100.405.

4. Owners may opt-out of receiving notices and communications via email / web portal by sending an email or letter to the Association's community manager, or by selecting US Mail as their preferred form of communication on the Association web portal. The Association will send all notices and communications via US Mail to any owner who opts-out.

ATTEST:

T.A. Reichert  
President

Peggy McAteer  
Secretary