

ASSOCIATION OF UNIT OWNERS OF FLANDERS LOFTS, A CONDOMINIUM

Resolution of the Board of Directors

**“Electronic Notices”**

RECITALS

- A. **“Association”** is the “Association of Unit Owners of Flanders Lofts, a Condominium,” which is also an Oregon nonprofit corporation.
- B. The Association is governed by the following documents, recorded in the records of Multnomah County, Oregon, referred to herein as **“Governing Documents”**:
  - 1. Declaration Submitting Flanders Lofts, A Condominium to Condominium Ownership, recorded on August 15, 1997 as document number 97123846, including any amendments thereto (the **“Declaration”**);
  - 2. Bylaws of the Association of Unit Owners of Flanders Lofts, a Condominium, recorded as Exhibit C to the Declaration with the same document number;
  - 3. First Amendment to the Bylaws of the Association of Unit Owners of Flanders Lofts, a Condominium, recorded on March 16, 2005 as document number 2005-044825;
  - 4. Second Amendment to the Bylaws of the Association of Unit Owners of Flanders Lofts, a Condominium, recorded on February 11, 2013 as document number 2013-020001 (items B2, B3, and B4 shall be referred to herein as the **“Bylaws”**).
- C. The Association is also governed by the Oregon Condominium Act, ORS Chapter 100.
- D. ORS 100.405(3), Article 14.3 of the Declaration, and Article 3.7 of the Bylaws vest the Board of Directors (the **“Board”**) with all of the powers and duties necessary for the administration of the affairs of the Association.
- E. ORS 100.405(3) and Article 7.5(1) of the Bylaws empower the Board to adopt Rules and Regulations.
- F. Article 4.5 of the Bylaws vests the Secretary of the Association with the responsibility to attend to the giving and serving of all notices to Unit Owners.
- G. ORS 100.423 allows for any notice, information, or other written material required to be given to a unit owner or director, to be delivered through forms of electronic communication.
- H. The Board deems it is in the best interest of the Association to provide electronic notices to Owners who have provided email addresses, for all notices for which electronic notice is legal in order to increase timely and efficient communication to Owners and Directors.

RESOLUTION

**NOW, THEREFORE, be it Resolved** that Association communications shall be distributed electronically, using the email addresses provided to the Association by Owners, as the primary mechanism for communication whenever possible, as follows:

1. **Types of Communication.** Examples of notices which will be transmitted electronically include, but are not limited to (i) meeting notices (ii) year-end financials (iii) reserve study updates, (iv) ballots, and (v) audit results.
2. **Exclusions.** The Board will not use electronic notification for (i) notice of failure to pay an assessment, (ii) notice of foreclosure of an Association lien under ORS 100.450, (iii) notice of an action of the Association taken against a Unit Owner, or (iv) an offer to use the dispute resolution process under ORS 100.405 or as otherwise required by the Governing Documents.
3. **Opt Out.** A Unit Owner may decline to receive notices from the Association by electronic mail by notifying the Manager. Owners who have requested to “opt out” will have notifications mailed via postal mail or other lawful means.
4. **Current Email Address.** It is the responsibility of Owners to provide to the Association and Manager with Owners’ current and correct email address, if they prefer to receive notices by email.

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be mailed to each Unit Owner at the address shown in the records of the Association. This Resolution shall be binding as of the date of delivery of this Resolution to Unit Owners.

ATTESTED:

DocuSigned by:  
Tami French  
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Chairperson, Board of Directors,  
AUO of Flanders Lofts, A Condominium

DocuSigned by:  
Aaron Tuller  
0448D54C636C4D4

Secretary, Board of Directors,  
AUO of Flanders Lofts, A Condominium

DATED : June 7/6/2020 , 2020