

**RESOLUTION OF THE BOARD OF DIRECTORS
OLD SWEETBRIAR FARM HOMEOWNERS ASSOCIATION
RE: COLLECTIONS
(TROUTDALE, OREGON)**

Effective Date: December 1, 2018

WHEREAS, this matter having come on for consideration at the Board's regularly scheduled meeting on Dec. 1st, 2018; and

WHEREAS, there being a quorum of the Board present; and

WHEREAS, Declaration Art. IV, Sec. 8 (as amended) and Bylaws Art. VII Sec. 2(c)(3) and Art. XI provide that the Board shall pursue collection of assessments that are past-due over 30 days through an action at law or foreclosure of association liens; and

WHEREAS, the Board desires a uniform process for proceeding on the collection of such assessments; and

WHEREAS, the Board deems it is in the best interest of the Association and its membership to refer these accounts promptly to an attorney and/or Collection Agency for collection so as to minimize assessment revenue loss and burden to other members of the Association; and

WHEREAS, the Board finds that the delegation of certain authorities to the President and Management Company of certain day-to-day management of such collection referrals is efficient and cost-effective and in the interest of the Association,

NOW THEREFORE, it is hereby:

RESOLVED, the Association shall issue one late billing statement on an account past due over 30 days;

FURTHER RESOLVED, if the Owner fails to bring the account current and the account becomes past due over 60 days, the President and the Management Company shall refer the account to an attorney or collection agency for collection, as the President in the President's discretion shall deem most advantageous to the Association;

FURTHER RESOLVED, the President may agree, on behalf of the Association, to resolve any collection matter where the amount in dispute is less

than \$3,000, inclusive of any applicable principle, interest, attorneys' fees, costs, late charges, fines, or fees on the account, by adjustment, settlement, entry into a payment plan, or other reasonable resolution. Nothing herein shall prohibit the President from seeking the approval of the Board to such resolution if the President deems it appropriate;

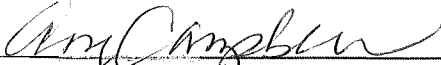
FURTHER RESOLVED, the Manager may agree, on behalf of the Association, to resolve any collection matter where the amount in dispute is less than \$750, inclusive of any applicable principle, interest, attorneys' fees, costs, late charges, fines, or fees on the account, by adjustment, settlement, entry into a payment plan, or other reasonable resolution. Nothing herein shall prohibit the Manager from seeking approval of the President or the Board if the Manager deems it appropriate;

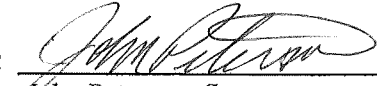
FURTHER RESOLVED, resolution or settlement of any account where the amount in dispute exceeds \$3,000 shall be subject to Board approval, unless the Board provides a separate specific delegation of authority for a specific collection matter.

FURTHER RESOLVED, consistent with the Declaration and the Bylaws, legal fees and costs and expenses (whether or not subject to recovery as a judgment for attorneys' fees and costs) incurred in the collection of a delinquent account shall be included as an assessment against the delinquent Owner and Owner's Lot.

Effective as of the date first written above.

SO APPROVED BY THE BOARD OF DIRECTORS:

By: 
Amy Campbell President

Attest: 
John Peterson, Secretary