

**ASSOCIATION OF UNIT OWNERS OF RIVERBEND ON THE
WILLAMETTE CONDOMINIUM**

Policy Resolution Number One – Authorization to Incur Legal Fees

WHEREAS, the Bylaws, including Article 3.7, Board of Directors, Powers and Duties, describe the responsibility of the Association of Unit Owners of Riverbend on the Willamette Condominium, a nonprofit corporation formed under the laws of the State of Oregon (see *Articles of Incorporation*), and *The Oregon Condominium Act*, ORS 100.540 *Use and maintenance of common elements; access for maintenance* and 100.417 *Board of Directors of association; powers and duties*, provide for the jurisdiction and powers to administer the management of the affairs of the Association and safeguard the common property through proper repair and maintenance;

AND WHEREAS, the Bylaws, specifically Article 3.7.5, prohibit the board of directors from incurring or committing the Association to incur legal fees in excess of \$2,500 on any specific matter unless the unit owners have enacted a resolution authorizing the incurring of such fees by a vote of seventy-five percent (75%) of the voting rights present in person or by proxy at a meeting at which a quorum is constituted,

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors is authorized to retain legal counsel to pursue such claims for reimbursement for the cost of repairs of defects in the general common elements as it deems advisable, and to incur legal fees and costs in connection with such action in excess of \$2,500:

Votes in favor -19- ; Votes opposed -0- ; Abstentions -6-




Secretary, Board of Directors

ATTEST:

February 11, 2003

Date



Chair, Board of Directors