

VILLAGE AT FOREST HEIGHTS HOMEOWNERS ASSOCIATION, INC.

Resolution Number 1 - Resolution to Create Resolutions

WHEREAS, Article VI, Chapter 6.5, Powers and Obligations, and Chapter 6.8, Association Rules and Regulations, of the *Declaration of Protective Covenants Conditions and Restrictions* (Declaration), and Article 3.2, Board of Directors Powers and Duties, of the *Bylaws of the Village at Forest Heights homeowners' Association*, (Bylaws), describes the powers and duties of the Board of Directors of the Village at Forest Heights Homeowners Association, Inc., (Association), a nonprofit corporation formed under the laws of the State of Oregon, and provides for the management of the affairs of the Association;

AND WHEREAS, Article VII, Association Authority and Responsibility, of the Declaration of Village at Forest Heights Homeowners Association, Inc., further describes the authority of the Association to have jurisdiction over and powers to administer the affairs of the Association;

AND WHEREAS, in order to exercise its powers and duties as efficiently and effectively as possible, the Board of Directors of the Association deems necessary the establishment of systematic procedures to reach, record, promulgate, maintain, and administer far-reaching, precedent-setting actions and decisions;

AND WHEREAS, the Board of Directors desires that these procedures be fully open and readily accessible to Association members and staff;

NOW, THEREFORE, BE IT RESOLVED THAT the Board shall establish a process of creating and adopting Resolutions as follows:

1. When it deems it appropriate, the Board shall create one or both of the following types of Resolutions in a format that conforms to the model Resolution provided in Attachment One:

Type 1 - POLICY RESOLUTIONS that specifically relate to the long-term governance of the Association, including but not limited to, actions affecting members' rights of enjoyment, members' obligations, and the protection of the equity of the Association and its members, or

Type 2 - ADMINISTRATIVE RESOLUTIONS that deal with the internal structure and operation of the Association, including but not limited to, responsibilities of committees, financial procedures, and administration of policies and rules.

2. When a need is identified, the Board of Directors shall cause a "draft" Resolution to be created, which shall be circulated to Association members for review and comment
3. Based on the input received from that review, the Resolution shall be revised, if appropriate, and re-circulated to the members if changes are made. Two "draft" iterations are permitted leading to a "final" draft. The Board of Directors shall resolve semantic differences and shall provide that the final "draft" reflects the will of the majority of the membership.

