

ASSOC OF UNIT OWNERS OF HIGHLANDS CONDOS
Resolution of the Board of Directors

BOARD MEETING CODE OF CONDUCT

Background

1. The Assoc of Unit Owners of Highlands Condos (“Association”) is an Oregon non-profit corporation that oversees the operations of the Highlands Condominiums in Eugene, Oregon.
2. The Association is subject to the Oregon Condominium Act, ORS Chapter 100.
3. The Association is governed by the following documents:
 - 3.1. Condominium Declaration for Highlands Condominium, recorded as document number 9056082 in the official records of Lane County, Oregon, and any amendments thereto;
 - 3.2. Supplemental Condominium Declaration for Highlands Condominium Stage II, recorded as document number 9151705 in the official records of Lane County, Oregon;
 - 3.3. Supplemental Condominium Declaration for Highlands Condominium Stage III, recorded as document number 9244291 in the official records of Lane County, Oregon;
 - 3.4. Supplemental Condominium Declaration for Highlands Condominium Stage IV, recorded as document number 9328363 in the official records of Lane County, Oregon;
 - 3.5. Supplemental Condominium Declaration for Highlands Condominium Stage V, recorded as document number 9443791 in the official records of Lane County, Oregon (collectively, “Declaration”); and
 - 3.6. Bylaws of the Association of Unit Owners of Highlands Condominium, recorded as document number 9056083 in the official records of Lane County, Oregon (“Bylaws”).

4. ORS 100.409(1) states that all meetings of the Board of Directors shall be conducted in accordance with Robert's Rules of Order. Pursuant to Robert's Rules, only Board members are entitled to participate in Board meetings.
5. ORS 100.420(1) requires all Board meetings to be open to the membership of the Association. Members are entitled to attend and observe, but not to participate in Board meetings.
6. The Board wishes to promote free and open debate and discussion among Board members during Board meetings.
7. The Board finds that Board members may not be as willing to debate and discuss Association business if Board meetings are video-recorded by members in attendance.
8. ORS 165.540 prohibits the recording of any conversation unless all parties to the conversation are specifically informed.
9. Pursuant to Robert's Rules, the Board of Directors is entitled to adopt rules of order or standing rules governing meetings. Robert's Rules also authorize the Board to exclude any individual who disrupts the conduct of business at a meeting.
10. The Board has faced difficulty on account of some members interrupting and interfering with the orderly conduct of Board meetings, as well as using offensive language or making personal attacks against Directors and employees of the Association during Board meetings.
11. Section 7.3(e) of the Bylaws states: "[n]o noxious, offensive, or unsightly conditions are permitted upon any portion of the property; nor may anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood."
12. Section 7.4 of the Bylaws permits the Board of Directors to adopt rules and regulations "governing the conduct of persons and the operation and use of the units and common elements as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Condominium property."
13. ORS 100.530(6) states: "[i]f the board of directors determines that any loss or cost incurred by the association is the fault of one or more owners, the association may, after notice and an opportunity for a hearing before the

board of directors, assess the amount of the loss or cost exclusively against the units of the responsible owners.”

14. The Board of Directors has determined it is necessary to adopt rules for the purpose of ensuring the orderly conduct of Board meetings.

Resolution

1. Members of the Association and other persons present at Board meetings are prohibited from doing any of the following at a meeting of the Board:
 - (a) Taking any photographs;
 - (b) Creating any audio or video recording of any portion of a Board meeting, unless otherwise permitted by the Chairperson of the Board;
 - (c) Making personal attacks, physical threats, or insinuating a future physical threat toward any Director or employee of the Association;
 - (d) Using offensive language, either verbally or in writing, towards any Director, member, or employee of the Association;
 - (e) Refusing to terminate their input during any member input session and relinquish the floor after being so directed by the Chairperson or presiding officer; or
 - (f) Interrupting the orderly conduct of business.
2. Remedies:
 - (a) Members who violate Section 1 of this Resolution shall be subject to fines for offensive activities as set forth in the Schedule of Fines attached to the Association’s Enforcement Resolution.
 - (b) Additionally, members who violate Section 1 shall be excluded from the remainder of the meeting. If a member that has been asked to leave an in-person meeting refuses to leave, law enforcement may be contacted to assist with removal. If a meeting is being conducted by video or telephone, the member’s connection to the meeting will be disconnected.

- (c) Any member who violates Section 1 during two or more Board meetings within any six-month period will be excluded from future Board meetings for a subsequent six-month period.
 - (d) In addition to fines, in the event any member's actions or communications in violation of Section 1 of this Resolution necessitate involvement of the Association's legal counsel, all legal expenses related to the violation shall be assessed against the violating member's lot. Such expenses are considered a duly imposed assessment, subject to the standard enforcement and collection procedures contained in the Declaration, Bylaws, or Enforcement Resolution.
 - (e) In the event any resident who is not a member violates Section 1 of this Resolution, the remedies set forth in this Section 2 shall apply to the lot in which the violator resides, and shall also be the personal obligation of the owner of such lot.
- 3. Owner input during Board meetings will be permitted at the Board's discretion.
 - 4. A copy of this Resolution will be distributed to each member of the Association.

President

Date

Secretary

Date