

Emerald Valley West HOA PUD

POLICY RESOLUTION NUMBER 5

Relating to the Reduction of the Board of Directors to come into compliance with EVWHA Bylaws/ Article 4.1.

WHEREAS, Section 4.2 of the Bylaws of Emerald Valley West HOA PUD (“Bylaws”) assigns the Board of Directors (“Board”) all powers and duties necessary for the administration of the affairs of Homeowners Association (“Association”) and states that the board may do all such acts and things, except those matter that the Board is prohibited from doing by law or the governing documents;

WHEREAS, Section 4.3 of the Bylaws provides that the directors shall exercise their power and duties in good faith and in best interest of the Association and its members;

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

WHEREAS, the Board has determined that it is in the best interests of the Association and the Association’s members to adopt a *Reduction of Board Members from 5 to 3 in order to come into compliance with HOA Bylaws.*

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts a *Reduction of Board Members from 5 to 3 in order to come into compliance with HOA Bylaws/ Article 4.1*, as a guide to the relationship between the association and its members.

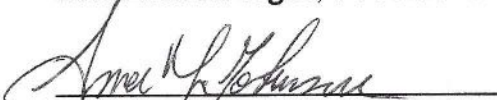
THE RESOLUTION PASSED AND IS ADOPTED on this 7th day of May, 2023 by a vote of 4 to 1, by the Board of Directors of *Emerald Valley West Homeowners Association.*

Lori Eichelberger, President
Kirk Garner, Vice President
Anna Johnson, Secretary

Daniel Mill, Treasurer
Ron Sammons, at large member

Signed and dated by the President and Secretary of the Board of Directors of *Emerald Valley West Homeowners Association* on this 7th Day of May, 2023.


Dated 5/7, 2023
Lori Eichelberger, President


Dated 5/7, 2023
Anna Johnson, Secretary

Resolution effective date: May 7th, 2023.

Article 4.1 Number and Qualification:

The board shall be composed of three persons, all of whom must be an Owner or a co-owner of a lot; provided, however, that if a Lot is owned by more than one owner, only one owner of that Lot may serve on the Board of Directors at any one time. An officer or employee of a corporation, the trustee or a trust, the personal representative of an estate, or an employee of a trust or estate may serve on the Board if the corporation, trust or estate owns a lot.

REDUCTION OF BOARD MEMBERS FROM 5 TO 3

1. The reduction of Board Members will occur with the expiration of two current board members on September 1, 2023.
2. The remaining three Board Members will continue to serve until the end of their terms, in the fall of 2024. At that time an election will be held for three open positions, to serve a two year term. As required by Oregon State HOA law, the Board will be comprised of a President, Secretary, and Treasurer (optional if HOA has a professional bookkeeper or accountant handling financials, in which case the third member would be "At Large.")

Due Process: Residents can request a hearing, via writing, to be heard by the board. At the time of the hearing the board will take notes but not dispute claims by residents. Residents will be notified in writing as to the board's decision on the matter.