



# Oak Hills Home Owners Association News

December 2011

[www.oak-hills.net](http://www.oak-hills.net)

## Videotaping at Homeowners Board Meetings Banned

by the Oak Hills Home Owners Association Board of Directors

The OHHA Board is always looking at ways to increase participation of homeowners in the business of the neighborhood. That participation can take many forms, some of which include attending Board meetings and perhaps volunteering to serve a term on the Board. We want people to come to board meetings and engage in conversations and discussions about our neighborhood, it's what keeps Oak Hills a constant yet evolving place.

Our wish for active participation from homeowners was at the forefront of the decision the Board made in October to implement a "Videotape Agreement." The Board believed that establishing some basic principles that define acceptable uses of video captured in the course of conducting HOA business, would assure neighbors and board members alike that we wouldn't end up on YouTube or Facebook unwittingly. Technology is amazing, and editing and posting videos to the Internet is incredibly easy. YouTube, Facebook, MySpace and webpages have all become home to thousands and thousands of videos.

With that in mind, the Board set out to create a "Videotape

Agreement" addressing concerns on the part of homeowners and Board members about being videotaped, while preserving the wishes of those who want to record meetings. The policy allowed for videotaping as long as the recorder signed an agreement which specified that the video not be edited or posted to the internet. We did not seek to prevent recording, simply to safeguard neighbors and Board members in today's technologically advanced world. We believed once something is posted to the Internet, it could not be retrieved and felt that developing an agreement *before* videos were edited or posted in the public domain was the prudent and protective thing to do for our neighbors.

After implementing the policy based on a unanimous vote of the Board, it became clear the agreement was not acceptable to a homeowner whom regularly tapes Board meetings. After soliciting and receiving feedback, a compromise was offered incorporating some, but not all of the feedback offered. It became clear the compromise was unpalatable to both the homeowner as well as many of the Board members who preferred a

complete ban on image capture – both still pictures and video.

Debate on a motion to completely ban still pictures and video at Board meetings was centered on the same principles considered when drafting the initial and compromise agreement – wanting homeowners and Board members (and potential future board members) to feel comfortable when attending Board meetings and participating in the business of the neighborhood. We did consider the message a ban would send to our community, we wanted in no way to communicate we are attempting to hide anything from the homeowners. On the contrary, we want more people in the community to attend and participate in meetings and the business of the neighborhood. In the end, the Board unanimously agreed to adopt a complete ban on still pictures and video. It is our sincere hope that while this decision was reached amidst spirited debate that it reinforces what we hope is an opening and welcoming environment in Board meetings.

*For additional information, please see related article on OHHA Page 2.*

# Tough Decisions

by the Oak Hills Home Owners Association Board of Directors

At the October 7<sup>th</sup> Board meeting, the Board unanimously voted to implement restrictions on videotaping, with the goal of protecting the privacy of both the Board and attending homeowners (*see article on OHHA Page 1*). A homeowner decided to videotape the November 2nd Board meeting anyway, knowingly in violation of an OHHOA policy. As a Board of volunteers, in a community where we respect each other as well as decisions of the Board, policies were not in place, or were not known, for how to deal with someone willfully disrespecting and violating policies and legitimate rulings.

After research, per Robert's Rules of Order which govern the execution of Board meetings, a motion was made to sanction the homeowner who was knowingly violating a legitimate ruling of the Board, thus banning the homeowner from attending OHHOA meetings until compliance: either turning off the camera (the option of voice recording was given), or signing the Videotape Agreement. The homeowner refused to comply with both the original policy of the board (the Videotape Agreement), as well as the new ruling of the Board preventing them from attending future meetings until they complied; now deliberately violating not one, but two OHHOA rulings.

Due to this, the Board was forced to adjourn the November 2nd

Board meeting without conducting any Association business. In addition, the homeowner indicated they would not comply with the policy and would continue videotaping, thus preventing the Board from conducting future meetings. The Board, being elected by the entire assembly of homeowners to conduct the business of the Association and bound by fiduciary duty to act in the best interest of the entire Association, found this to be unreasonable.

We believed we implemented a policy in the best interest of the entire community. We also dealt with the disturbance at the November meeting per the processes governing our meetings, yet still we had a homeowner refusing to comply and preventing the Board from conducting all neighborhood business. The Board's desire to follow the letter of the law in all situations, to provide fair and transparent operating procedures for all parties, in addition to protecting the Association from expensive litigation led us to believe it to be the best interest of the Association to seek advice of legal counsel at this point.

Legal counsel sent a letter, on November 15<sup>th</sup>, detailing the legal statutes allowing the adoption of this policy, and notifying the homeowner of the Board's legal recommendations for enforcement (*this letter is part of Association property and available to any homeowner upon request*). Our

hope was a better understating of Oregon State laws governing the Association would help this homeowner to understand the validity of our ruling and alleviate their objections to comply. To enforce the policy, counsel indicated per Oregon Statute and Robert's Rules of Order our next steps included having a Sergeant at Arms to enforce the two rulings being violated, and if that were insufficient then contacting Washington County Sheriff to escort the homeowner from the meeting would be the next appropriate step.

The thought of this level of discord at a Board meeting upset every member of the Board, the idea of a physical confrontation even more unthinkable. The Board believed a reasonable compromise was to use the Sergeant at Arms to attempt to enforce the rulings of the Board eliminating *any* possibility of a confrontation between homeowners. We refused to call the Washington County Sheriff, regardless of the advice of counsel.

With much relief, the homeowner agreed to not videotape the November 17<sup>th</sup> Board meeting and we proceeded with business, which included discussion, then failure, of an amended videotape agreement to include feedback from the homeowner, which the homeowner indicated would still not overcome their objections.

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# Tough Decisions continued from OHHA Page 2

Consequently, a motion to entirely ban videotaping and still image capturing at Board meetings was approved by a unanimous vote. The Board attempted to preserve the desire of individuals to keep a record of activities for their personal use, but as this was proven unenforceable, the Board made the difficult decision to ban all videotaping in order to protect the privacy of everyone who attends and participates in Board meetings.

The Board implemented a fine schedule to assist with keeping

order at OHHOA meetings and, if necessary, to enforce the rulings and policies of the Board (*see enclosed Schedule of Fines insert*). Needing to use a fine system is upsetting to the Board, but we feel if the need to keep order at Board meetings arises, this is a much more compassionate and neighborly way to do so than calling a sheriff.

It is our hope the challenges of the last few weeks are behind us and we can look forward to our last true community event of the year, the Holiday Party, as well as the holiday season before us, and

all the wonderful things this time of year holds.

Very Truly Yours,

Oak Hills Home Owners Assn.  
Board of Directors

Linda Kitchin  
Dan Smith  
Sara Bourne  
Brad Buchholz  
Dave Busby  
Elizabeth Chapin  
Jim Erzen  
Michelle Schnoor  
Joe Welsh

# Maintenance: Pool Fence, Leaves, Gym Dusting

by Jim Erzen, OHHA Director

The wood fence at the pool is on its way to being replaced with a new metal fence. The majority of the work is complete but there are a few more sections that need to be replaced. The new fence will include hooks for towels on the pool side of the fence and arms that can hold flower pots on the outside of the fence.

As fall turns to winter the beautiful gold and red leaves are dropping from the trees. Just a reminder that Clean Water Services has the last street leaf pick-up the week of December

5<sup>th</sup>. Homeowners are asked to rake leaves into the street but leave a space between the leaves and the curb to allow for the surface water to drain. Also, keep an eye on those street drains in front of your house and remove the leaves periodically to keep water from building up into the streets.

The drop box is closed for the winter until next spring.

The maintenance crew has been busy trying to keep up with the falling leaves by blowing them

into the street or mulching them with the mowers in the green space. Before the rains came in earnest, Mark and Jerry were able to paint the green top of the office and the top of the boiler room, both of which had faded over time. Soccer is completed for the year so the goal posts will come down until next year.

Lastly, the maintenance crew has rented a scissor lift to vacuum the accumulation of years of dust and cobwebs in the gym rafters. This should be completed prior to the winter craft bazaar.

**Reminder: Your annual OHHA assessment is due. If you haven't sent it in yet, please do so immediately.**

# Approved Minutes:

Oak Hills Home Owners Association Meeting -- October 7, 2011

**MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON OCTOBER 7<sup>TH</sup>, 2011 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.**

**PRESENT:** Mrs. Linda Kitchin, President  
Mr. Dan Smith, Vice President/Treasurer  
Mrs. Michelle Schnoor, Director  
Mr. Brad Buchholz, Director  
Mr. Joe Welsh, Director  
Mrs. Elizabeth Chapin, Director

**ABSENT:** Mrs. Sara Bourne, Secretary  
Mr. David Busby, Director  
Mr. Jim Erzen, Director

**BY INVITATION:** Mrs. Diane Wood, Community Manager CMCA, AMS, PCAM  
**COMMUNITY MANAGEMENT, INC. AAMC**

Owners as listed on the sign-in sheet.

## I. CALL TO ORDER

The meeting was called to order at 7:13 pm by President Kitchin.

## II. COMMENT FROM HOMEOWNERS

Homeowner Dan McAllister spoke regarding the need for sidewalk maintenance and volunteered to do an inspection of all the sidewalks within Oak Hills. Kitchin responded that Washington County does perform inspections and notify owners who are not in compliance that they must make certain repairs. In addition, the County will enforce complaints they receive but, may be limited in their ability to process an excessive number of complaints in any given time.

Homeowner Darla Castagno suggested an area be designated for the handicapped to view the 4<sup>th</sup> of July program. Kitchin reported this has been a standard procedure for years.

## III. APPROVAL OF MINUTES AGREED

Chapin moved to amend the minutes from the meeting held on September 7<sup>th</sup>, 2011 with the following amendment:

### **“IV. RV LOT – ELIZABETH CHAPIN**

Chapin reported that OHHA RV Lot fees...  
**AGREED**

...Overall, the estimated increase in annual revenue would be from \$12,000.00 to \$16,000.00 \$15,000.00. This is an estimated increase of \$4,000.

Welsh seconded the motion, motion was carried without objection.

Schnoor moved to approve the minutes from the Board Meeting held on September 15, 2011 with the following correction:

**“MINUTES OF THE BOARD OF DIRECTORS' MEETING AND EXECUTIVE SESSION OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON SEPTEMBER 15<sup>TH</sup>, 2011 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.**

**PRESENT:** Mrs. Linda Kitchin, President  
Mr. Dan Smith, Vice President/Treasurer  
Mrs. Sara Bourne, Secretary  
Mr. Brad Buchholz, Director  
Mr. David Busby, Director  
~~Mrs. Elizabeth Chapin, Director~~  
Mr. Jim Erzen, Director  
Mrs. Michelle Schnoor, Director  
Mr. Joe Welsh, Director”

Motion seconded by Smith and carried. Chapin abstained.

## IV. FINANCIAL REPORT

Treasurer Smith submitted the following items for review:

### • **Revised CMI Contract**

Smith reported CMI had revised their contract and submitted it to the Board for review and approval to be effective as of October 1, 2011 adding that the terms of the contract are basically the same.

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# October 7, 2011 Minutes *continued from OHHA Page 4*

## **AGREED**

Motion made by Smith to approve the contract as submitted. Seconded by Buchholz and unanimously carried.

### **• Proposal – Currie and McLain – 2010/2011 Review**

The Board reviewed the proposal submitted by Currie and McLain to perform the 2010/2011 Review.

## **AGREED**

Smith motioned to approve the proposal as noted above. Motion seconded by Welsh and unanimously carried.

## **V. COMMITTEE REPORTS**

### **A. Architectural Review – Joseph Welsh**

- Received a request for permission to access the greenbelt so the grinding of a tree stump could be done in an owner's back yard.
- Received a request to review preliminary ideas for the addition of a second story.
- Notified an owner they must submit an application for paint approval (the project had started).

### **B. Internal Affairs – Brad Buchholz**

- Two enforcement issues in process.

### **C. RV Lot – Elizabeth Chapin (see attached report)**

- Certified letters will be sent to both the owner and renter in a noncompliance case.
- Spoke regarding the Bethany overpass, reviewed the changes that will be made to the current project.

### **D. Communication – Michelle Schnoor**

- A signup notice had been placed in the newsletter and on the website for the collection of emails.
- Two speed signs and four anchors will be installed in October by Washington County.

### **E. Maintenance – Jim Erzen (see attached report)**

### **F. RDR Committee – Myra Lee**

- Proposals have been solicited for the legal review of the recommendations made by the RDR Committee to amend the CC&Rs and Bylaws. President Kitchin reported Directors Smith, Bourne and herself and Myra Lee will do an initial review of the proposals.
- The Board will review the RDR committee recommendations at the October 11<sup>th</sup>, 2011 Board Meeting.

### **G. Historic Preservation – Darla Castagno**

- Castagno reported that SHIPO had been to Oak Hills to evaluate the property for acceptance into the National Register of Historic Places (letter from SHIPO submitted).

## **VI. 2012 BUDGET (SEE ATTACHED)**

The Board reviewed the 2011/12 draft budget; the duties and responsibilities of the Recreation Director; and the proposed budget for the Recreation Department.

## **AGREED**

The Treasurer will revise the 2011/12 Budget based on the Board's input. The Budget will be reviewed at the next Board Meeting.

## **VII. APPROVAL OF ANNUAL MEETING MINUTES**

## **AGREED**

Welsh moved to postpone the review of the Annual Meeting minutes to the next Board Meeting. Motion seconded and carried without objection.

## **VIII. INSURANCE RENEWAL**

The Board reviewed the renewal of the insurance policy with American Family.

## **AGREED**

Motion made by Welsh to ratify the decision that had been made by the President and Vice/President to renew the insurance policy with American Family. Motion seconded by Chapin and unanimously carried.

## **IX. VIDEO AGREEMENT (SEE ATTACHED)**

Discussion followed regarding the video agreement Welsh had previously submitted to the Board for review. Welsh noted it had been reviewed and approved by legal counsel, Kevin Harker, Vial Fotheringham.

## **AGREED**

Motion made by Welsh and seconded by Buchholz to approve and implement the agreement. Motion unanimously carried. Welsh reported he will forward the Video Agreement to the owner who has videotaped the Board Meetings.

## **X. ADJOURNMENT**

The meeting was adjourned at 9:45 pm.

## Approved Minutes:

Oak Hills Home Owners Association Meeting -- October 11, 2011

**MINUTES OF THE BOARD OF DIRECTORS' MEETING AND EXECUTIVE SESSION OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON OCTOBER 11TH, 2011 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.**

**PRESENT:** Mrs. Linda Kitchin, President  
Mr. Dan Smith, Vice President/Treasurer  
Mrs. Sara Bourne, Secretary  
Mr. Brad Buchholz, Director  
Mr. David Busby, Director  
Mrs. Elizabeth Chapin, Director  
Mr. Jim Erzen, Director  
Mr. Joe Welsh, Director

**ABSENT:** Mrs. Michelle Schnoor

Owners as listed on the sign-in sheet.

### I. CALL TO ORDER

President Kitchin called the meeting to order at 7:02 pm.

### II. 2011/2012 BUDGET

Director Smith provided a copy of the latest updated spreadsheet. Director Chapin requested a more robust

system of checks & balances to ensure that no department is subjected to fraud or mistakes.

### MOTION

Director Smith moves to create a sub-committee comprised of Directors Welsh and Chapin and Smith to report back at the next meeting as the to appropriate controls on our financial process. Seconded by Welsh. Motion carries with unanimous approval.

### MOTION

Director Welsh moves to accept the 2011/2012 budget as presented by Director Smith. Seconded by Buchholz. Motion passes with unanimous approval.

### III. RDR REVIEW RECOMMENDATIONS

The Board reviewed proposed changes to the RDR's. Changes that only include revisions to language were not addressed. Discussion focused on material content changes that will be submitted to the Attorney for review, and ultimately, to the Community for a vote.

### ACTION

Board made decisions on Articles I through IV. Discussion will continue at the October 27 Work Party Meeting.

### IV. ADJOURNMENT

The meeting was adjourned at 9:05pm.

## Approved Minutes:

Oak Hills Home Owners Association Meeting -- October 27, 2011

**MINUTES OF THE BOARD OF DIRECTORS' MEETING AND EXECUTIVE SESSION OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON OCTOBER 27TH, 2011 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.**

**PRESENT:** Mrs. Linda Kitchin, President  
Mr. Dan Smith, Vice President/Treasurer  
Mrs. Sara Bourne, Secretary  
Mr. Brad Buchholz, Director  
Mr. David Busby, Director  
Mrs. Elizabeth Chapin, Director  
Mr. Jim Erzen, Director  
Mr. Joe Welsh, Director

**ABSENT:** Mrs. Michelle Schnoor

Owners as listed on the sign-in sheet.

### I. CALL TO ORDER

President Kitchin called the meeting to order at 7:02 pm.

### II. RDR REVIEW

The Board reviewed proposed changes to the RDR's. Changes that only include revisions to language were not addressed. Discussion focused on material content changes that will be submitted to the Attorney for review, and ultimately, to the Community for a vote.

### ACTION

Board made decisions on Articles V through VII. Discussion will continue at the November Work Party Meeting.

### III. ADJOURNMENT

The meeting was adjourned at 9:17pm.

# Approved Minutes:

Oak Hills Home Owners Association Meeting -- November 2, 2011

**MINUTES OF THE BOARD OF DIRECTORS'  
MEETING OF THE OAK HILLS  
HOMEOWNERS' ASSOCIATION HELD ON  
NOVEMBER 2ND, 2011 AT THE OAK HILLS  
CHRISTIAN REFORMED CHURCH,  
FIRESIDE ROOM, 2815 NW FOREST  
AVENUE, BEAVERTON, OREGON AT 7:00  
PM.**

**PRESENT:** Mrs. Linda Kitchin, President  
Mr. Dan Smith, Vice President/Treasurer  
Mrs. Sara Bourne, Secretary  
Mr. Brad Buchholz, Director  
Mr. David Busby, Director  
Mrs. Elizabeth Chapin, Director  
Mr. Jim Erzen, Director  
Mrs. Michelle Schnoor, Director  
Mr. Joe Welsh, Director

**BY INVITATION:** Mrs. Diane Wood, Community  
Manager, CMCA, AMS, PCAM, CAMP  
**COMMUNITY MANAGEMENT, INC. AAMC**

Owners as listed on the sign-in sheet.

## I. CALL TO ORDER

The meeting was called to order at 7:02 pm by  
President Kitchin.

## II. VIDEO TAPE AGREEMENT

Kitchin asked homeowner, Micki Sparr, who had  
placed a video camera in the meeting room, if she had  
signed the Video Tape Agreement. Sparr responded  
that she had not and would not do so. Kitchin asked  
Micki Sparr to turn the video camera off. Sparr  
declined. President Kitchin stated the Board had

adopted the agreement on the advice of the  
Association Counsel, Kevin Harker, Vial Fotheringham  
as Board Members had expressed their discomfort of  
being videotaped during a Board Meeting. While the  
agreement does not prohibit videotaping, it does place  
safeguards to the process in order to inhibit editing and  
posting the meetings online. As Sparr has refused to  
sign the agreement, Kitchin stated it should be  
recorded in the minutes and the Board has the  
authority to impose a penalty, i.e., exclusion from the  
meeting, etc.

## AGREED

Buchholz moved that Micki Sparr be excluded from  
Board Meetings until such time that she signs the  
Video Taping Agreement or does not video tape, as  
well as abide by the Rules of Order including  
legitimate rulings from the President and the Board.  
Motion was seconded by Welsh and carried. Chapin  
abstained.

Sparr refused to leave the meeting. The Board  
discussed options to hold the meeting in order to  
conduct Association business without the unauthorized  
use of a video during the meeting.

## AGREED

Motion made by Buchholz to move the meeting to a  
different room. Motion seconded by Welsh. Motion  
carried. Chapin abstained and Smith was opposed.  
The Board moved the meeting to a different room.  
Sparr followed the Board and moved her video camera  
to that room.

## AGREED

The Board unanimously agreed to adjourn the  
meeting at 7:16 pm.

## Recreation Update

by Dave Busby, OHHA Director

Winter may have arrived, but that  
doesn't stop our neighborly  
activities at the Oak Hills Rec  
Center! The facility is used daily,  
so if you need it, RESERVE IT!  
Call 503-645-4303 for rates or for  
additional information.

The holiday craft bazaar is  
coming up fast on December 2-3.  
Local artisans have some amazing  
gift ideas, and the bazaar is the  
ideal place for you to get a jump-  
start on your holiday shopping.  
The bazaar will run from 10 a.m.  
- 6 p.m. during both days.

Always check the sign board for  
other upcoming events. Looking  
ahead into the future, keep an eye  
out because we are planning  
another cook-off! This one will  
have an international flair and  
will once again benefit the  
Oregon Food Bank.

# RV Lot Renewals Due December 15th

by Elizabeth Chapin, OHHA Director

Renewal notices for the 2012 year were sent out in late October and are due back before December 15<sup>th</sup>. The annual fee reflects the new pricing structure implemented by the OHHA Board earlier this year - \$6 per linear foot of vehicle length based on a 10-foot wide space. Proof of ownership is also being requested this year, and will be kept on file.

Please remember that RV Lot

users are responsible for keeping their space clean and safe. The lock combination will be changed on January 31, 2012, and only those who have paid their fees and returned their contract will receive the new code.

The Board will soon be discussing options for capital improvements in the RV Lot. Under consideration are lighting, an improved locking system, or a

different style of gate (although the current gate is relatively new). Please send in your ideas for how the lot could be improved.

If you have any questions or concerns about your renewal contract, the RV Lot in general, or if you wish to be placed on the waiting list for a spot in the lot, please contact Elizabeth Chapin at 503- 533-5403 or [chapin99@gmail.com](mailto:chapin99@gmail.com).

## Oak Hills Home Owners Association Board of Directors

Linda Kitchin President		2465 NW 145th Avenue 503-466-2149	<a href="mailto:linda@kitchinonline.com">linda@kitchinonline.com</a>
Dan Smith Vice President/Treasurer		2845 NW 154th Avenue 503-690-7597	<a href="mailto:dan@comsmiths.com">dan@comsmiths.com</a>
Sara Elizalde Bourne Secretary	Website	503-789-2048	<a href="mailto:saraebourne@gmail.com">saraebourne@gmail.com</a>
Brad Buchholz Director	Internal Affairs	15200 NW Perimeter Drive 503-533-5765	<a href="mailto:buchholz.brad@gmail.com">buchholz.brad@gmail.com</a>
Dave Busby Director	Recreation	3010 NW 151st Place 971-244-3288	<a href="mailto:buzzb1955@gmail.com">buzzb1955@gmail.com</a>
Elizabeth Chapin Director	Urban Liaison & RV Lot	503-533-5403	<a href="mailto:chapin99@gmail.com">chapin99@gmail.com</a>
Jim Erzen Director	Maintenance	15368 NW Wooded Way 503-758-3847	<a href="mailto:jim.erzen@us.army.mil">jim.erzen@us.army.mil</a>
Michelle Schnoor Director	Community Relations	503-758-8306	<a href="mailto:anothermichelle@gmail.com">anothermichelle@gmail.com</a>
Joe Welsh Director	Architectural Review	503-729-8622	<a href="mailto:joseph.t.welsh@gmail.com">joseph.t.welsh@gmail.com</a>

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**Your source for all things Oak Hills related: [www.oak-hills.net](http://www.oak-hills.net)**

**OAK HILLS HOMEOWNERS ASSOCIATION**

**Resolution of the Board of Directors  
Schedule of Fines**

WHEREAS, "Declaration" is the Amended and Restated Declaration of Restrictions as supplemented by Amendment to the Amended and Restated Declaration of Restriction of Oak Hills Homeowners Association (recorded March 16, 1989);

WHEREAS, "Bylaws" are the Bylaws of Oak Hills Home Owners Association;

WHEREAS, "Association" is the Oak Hills Homeowners Association;

WHEREAS, Article II, Section 4 of the Bylaws vests the Board of Directors with the powers to conduct, manage and control the affairs and business of this corporation;

WHEREAS, Article IX, Section(c) of the Declaration and Article III, Section 4 of the Bylaws allows the Association to adopt rules and regulations, and enforce compliance with the Declaration Bylaws and administrative rules and regulations;

WHEREAS, ORS 94.630(1)(n) provides that, after giving notice and an opportunity to be heard, the Association may levy reasonable fines for violations of the Declaration, Bylaws, Rules, and Regulations of the Association if the fine levied is based on a schedule of fines adopted by Board resolution and delivered to the Owners;

WHEREAS, in order to maintain the pleasant living environment for which Oak Hills was created and to comply with Oregon law, the Board of Directors deems it necessary to adopt the following schedule of fines applicable to all Owners, Tenants, and Lessees and their activities consistent with the covenants and policies of the Oak Hills Homeowners Association. This schedule of fines may be modified from time to time as the Board determines to be in the best interest of the Association.

NOW, THEREFORE, BE IT RESOLVED THAT a schedule of fines be adopted for the following violations:

1. Unauthorized image or video capture at a Board Meeting.

\$250.00

2. Failure to comply with the chair's request to leave a board meeting, speaking during a board meeting more than once without recognition by the chair, or causing a disturbance at a board meeting.

\$250.00

NOW, BE IT FURTHER RESOLVED THAT the fines contained herein are to be levied only after written notice of the violation and after an opportunity to be heard is provided to the alleged offender.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary