

ASSOCIATION OF UNIT OWNERS OF ST. JOHNS COURT
CONDOMINIUM

Resolution of the Board of Directors

COLLECTIONS RESOLUTION

BACKGROUND

- A. Association of Unit Owners of St. Johns Court Condominium (“Association”) is an Oregon nonprofit corporation.
- B. The Association is governed by the RESTATED DECLARATION SUBMITTING ST. JOHNS COURT CONDOMINIUM TO CONDOMINIUM OWNERSHIP (“Declaration”), recorded on May 2, 2006 in the records of Multnomah County, Oregon as document number 2006-080853 and by the BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF ST. JOHNS COURT CONDOMINIUM (“Bylaws”).
- C. The Association occasionally experiences delinquency of the monthly unit owner assessments. The Board is charged with the responsibility to establish, assess, and collect these fees. See ORS 100.405(4)(b), ORS 100.417(1) and Bylaws Article VI, Section 1. Furthermore, owners are obligated to pay all assessments levied by the Association. See ORS 100.475(1) and Bylaws Article VII, Section 1(a).
- D. It is vital to the economic stability of the Association that every owner pay their share of the Association’s expenses.

Therefore, the Board hereby adopts the following resolution governing the collection of assessments.

POLICY

- A. Monthly assessments are due on the first day of each month. If any assessment is not paid by the due date, the assessment is considered delinquent and automatically becomes a lien against the Unit. Delinquent assessments accrue interest at the rate of 12% per annum until paid.
- B. A monthly late fee of \$50.00 will be added to any monthly assessment if it is more than 30 days delinquent and if the delinquent balance is greater than \$50.

C. If a payment check is dishonored or not accepted by the bank due to insufficient funds (NSF) or any other reason, the sum of \$35.00 will be added to the owner's assessment, and a Notice of Dishonor may be sent to the owner. Any returned check constitutes a late payment and a late fee will be assessed pursuant to Section B of this policy.

D. All costs of collection including, but not limited to, attorney fees, recording fees, court costs, and filing fees, shall be assessed against the delinquent owner.


E. A delinquent owner may, upon approval by the Board, enter into a payment plan with the Association prior to their file being turned over to the Association's attorney or a collection agency ("the Agency").

F. Whenever a collection matter has been referred to a third party collection agency or to an attorney, neither the Board nor any of its agents shall discuss the collection of the account directly with the owner. All communication shall be between the collector and the owner.

PROCEDURE

1. Once an assessment is more than 30 days delinquent, the Association will send notice to the owner with the amount due and demand immediate payment.
2. Once an assessment is more than 60 days delinquent, the Association will send a second notice to the owner with the amount due and demand immediate payment.
3. Once the assessment is 90 days delinquent, the Association shall turn the file over to the Agency. The Agency will then:
 - 3.1. send a demand for payment; and
 - 3.2. record a lien against the unit at its discretion.
4. After the file has been turned over to the Agency, all contacts with the delinquent owner will be through the Agency.
5. If the Assessment is still not paid more than 35-45 days from the Agency's notice, the Agency will send a final letter demanding payment within 10 days. The letter will state that the Association intends to sue the owner and may state that the Association will foreclose on its lien.


6. If the assessment is not paid after the Agency's 10 day letter, the Association will file suit against the owner, file a suit to foreclose on its lien, or both.
7. After the Association obtains a judgment, the Agency will begin collection of the judgment by:
 - 7.1. Garnishing the owner's bank account;
 - 7.2. Garnishing the owner's wages;
 - 7.3. Executing a writ against the owner's real or personal property; and/or
 - 7.4. Any additional methods authorized by law.
8. At any time after the file has been turned over to the Agency, upon approval by the Board, the owner may enter into a payment plan. The plan may be secured by a Confession of Judgment per the Agency's discretion.
9. Payments from the owner, through a judgment, or via a payoff shall be made to the Agency. The Association grants the Agency a limited power of attorney to endorse and deposit checks made payable to the Association or its manager. Payments may be partially or wholly applied to the Agency's fees and will be disbursed to the Association pursuant to an agreement between the Agency and the Association.
10. Nothing in this resolution prevents the Association from taking any other actions against an owner, including termination of utilities and preventing access from recreational or service facilities at the community.
11. A copy of this Resolution will be distributed to all owners.



 President

2/5/2025

 Date



 Secretary

2/6/2025

 Date