



**Resolution of The Board of Directors
Collection of Unpaid Charges**



2017

AUTUMN MEADOWS HOMEOWNERS ASSOCIATION

"**Declaration**" is the Declaration of Covenants, Conditions and Restrictions for Autumn Meadows.

"**Bylaws**" is Bylaws of Autumn Meadows Owners Association and " Association" is Autumn Meadows Owners Association.

"**Assessments**" includes all amounts validly assessed against a Unit Owner pursuant to the Declaration, Bylaws, Rules and Regulations.

Article 4, Section 4.22 of the Declaration and Article VII, Section 7. I(A) of the Bylaws allows the Association to adopt rules & compliance with the Declaration, Bylaws, and Administrative Rules and Regulations.

Article 4, Section 4.24 of the Declaration and Article VI, Section 7.2(C)(3) of the Bylaws authorize the Board to enforce provisions of the Declaration to collect unpaid assessments.

Article 10, Section 10.80 of the Declaration and ORS 94.630(1)(n) authorize the Board to establish late charges and fines.

Article 10, Section 10.8(b) provides that all assessments with interest, attorney fees and costs of shall be a lien upon the unit against which, such assessment is made.

Article 10, Section (10.80) of the Declaration and Article VII, Section 7.2(C)(3) authorizes the Board to sue the unit owner and/or obtain a money judgment for damages and/or unpaid assessments.

Article 10, Section 10.8(b) provides that Owners shall be obligated to pay fees, costs, attorney fees incurred in with the effort to collect delinquent and/or unpaid assessments.

Assessments are due and payable the first day of every calendar month.

Owners who are delinquent in the payment of their assessments, **must respond** to the demands of the Board to bring their accounts current.

Article X, Interest accrues at the rate of 18% per annum on all unpaid charges.

The Association's best interest to adopt a uniform and systematic procedure for the collection of unpaid assessments; referring accounts to an attorney for collection.

Article X of the Bylaws and the authority of the Association as set forth in ORS 94.630(1)(n), A late fee against any account, which is not paid in full within (30) days of the date such assessment is due and late fees will be 30% of the unpaid assessment.

(See the Full Version of The Collection of Unpaid Charges)

The following Steps #1 through 5 have been adopted to provide for the procedure of the collection of unpaid assessments:

1. Assessments accrue interest at the rate of 18%.
2. Any assessment remaining unpaid by the Owner for more than sixty (60) days from the due date, the Board shall turn over for collection to the Association's attorney
3. Assessments unpaid by the Owner thirty (30) days after the date of Attorney's demand, the Attorney shall send Owner a ten (10) day demand letter for payment.
4. Any assessment unpaid by the Owner ten (10) days after the attorney's ten-day demand letter, shall receive a notice of intent to file civil suit for a money judgment.
5. If the Association is successful in obtaining a money judgment, the attorney will collect on the judgment, unless other actions of collection is appropriate under the circumstances.

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