

KING CITY HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION #2020-2

SUBJECT: POLICY CONCERNING CREATION OF INSURANCE REVIEW COMMITTEE

PURPOSE: To formulate and memorialize the King City Highlands Homeowners Association Board of Directors policy on regarding creation of an Insurance Review Committee.

AUTHORITY: The Declaration, Articles of Incorporation, Bylaws and CC&Rs of the Association, Oregon Law, specifically ORS 94 Oregon Planned Community Act, and ORS 65, Oregon Non-Profit Corporation, and Title VIII of the Civil Rights Act of 1968 (The Fair Housing Act) as amended in 1995 (HOPA).

Whereas, Under Section 2 of Article IX of the Declarations, Article V of the Bylaws, and ORS 94.63, Board of Directors has all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law, the Declaration or Bylaws have determined may not be delegated to the Board by the owners:

Whereas, ORS 94.630(1)(a) and Article V, Section 2(b) of the Bylaws empower the Board to adopt rules and regulations:

Whereas, Article XII Section I of the Declaration specifies that each Owner and Occupant shall comply with the Declarations, Bylaws, and rules and regulations adopted thereto:

Whereas, Article V, Section 1(a) of the Bylaws specifies the Board shall have the Authority to exercise for the Association all powers, duties and authority vested in or delegated to this Association by law, its Articles of Incorporation or the Declaration and has not reserved to the membership by other provisions of these laws, the Articles of Incorporation or Declaration.

Whereas, Article V, Section 2(o) of the Bylaws specifies the Board shall have the Authority to "Appoint the Architectural Committee and such other committees as it deems appropriate to carry out its purpose:"

THEREFORE, LET IT BE RESOLVED THAT:

- I. An Insurance Review Committee shall be approved by the Board of Directors for the purpose of annual review of insurance needs, policies, and costs appropriate to the needs of the King City Highlands Homeowner Association.
- II. The Insurance Committee will have authority of the Board to negotiate policy contents and costs with final decision given to the Board before policy enactment and/or payment.
- III. The Insurance Committee will have authority to annually and periodically request, track, and maintain current records of Certificates of Insurance and endorsements of contractors working on HOA common areas and assets.
- IV. The Insurance Committee will consist of a Chair appointed by the Board and such additional members as warranted to accomplish the tasks of review, research, and acknowledgement that policies are accurate and applicable to the HOA's needs.
- V. Additional members shall be volunteers from the community that assist the Chair, per the Chair's direction.

- VI. The Insurance Committee Chair may request the HOA Insurance carrier representative to provide the annual Review of Insurance Policy Coverage to the Board, or the Chair may choose to provide same with evidence of coverages from the carrier's representative.

IT IS FURTHER RESOLVED THAT:

A copy of this Resolution shall be sent to all owners at their last address.

The undersigned President and BOD Officer certify that this Resolution was approved by the Board of Directors at a Board meeting held on



President
King City Highlands Homeowners
Association, Inc.

2-26-2020

Date



Secretary
King City Highlands Homeowners
Association, Inc.

3.3.2020

Date