



Ponderosa Pines Property Owners Association  
53275 Ponderosa Way  
La Pine, OR 97739

**Resolution #12-02-2011 (1)**

**RECORDS REQUESTS**

WHEREAS, "Declaration" is the *2008 Restated Declarations, Restrictions, Protective Covenants and Conditions for The Ponderosa Pines Deschutes County, Oregon*, "Bylaws" is *2008 Restated Bylaws of The Ponderosa Pines Property Owners' Association* "Act" is the *Oregon Planned Community Act, Oregon Revised Statutes, Chapter 94*, and "Association" is the *Ponderosa Pines Property Owners' Association, Inc*;

WHEREAS, Article X, Section 10.1 of the Bylaws and ORS 94.670(9)(a) provide that certain records of the Association must be reasonably available for examination, and, upon written request, available for duplication by an owner and any mortgagee of a lot who makes the request in good faith for a proper purpose.

WHEREAS, ORS 94.670(12) states, "The board of directors, by resolution, may adopt reasonable rules governing the frequency, time, location, notice and manner of examination and duplication of association records and the imposition of a reasonable fee for furnishing copies of any documents, information or records described in this section. The fee may include reasonable personnel costs incurred to furnish the information."

WHEREAS, ORS 65.774 provides that a member of a corporation may inspect and copy the records identified in ORS 65.774(2) only if:

- (a) The member's demand is made in good faith and for a proper purpose;
- (b) The member describes with reasonable particularity the purpose and the records the member desires to inspect; and
- (c) The records are directly connected with this purpose.

WHEREAS, The Board of Directors recognizes there are costs associated with furnishing this information, including costs of duplication, mailing, and personnel.

**NOW, THEREFORE, IT IS RESOLVED THAT:**

1. The owner who is requesting the information must give reasonable advanced written notice to the Association. The written notice must describe with reasonable particularity the purpose and the records the member desires to inspect. The records must be connected with the stated purpose.

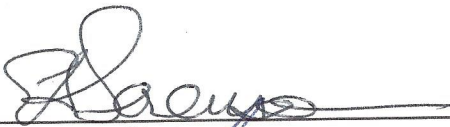
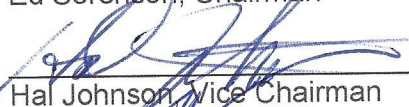
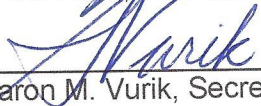

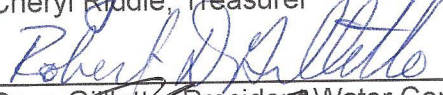
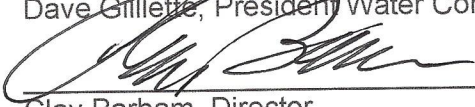
///

2. The Association, within ten (10) business days after receipt of a written request by an owner, shall furnish the requested information. "Furnish" shall mean the Association will make the records available for inspection, during reasonable hours agreed upon by Owner and Association.

3. At the time of inspection of the records, the owner shall submit to the Board a detailed list of any records the owner wishes to have duplicated.

4. Reasonable costs of furnishing this information, including costs of duplication, mailing, and personnel, shall be charged to the owner.

5. Copies shall be available for pickup within five (5) business days after the owner's submittal of the list and payment of costs.

 _____ Ed Sorenson, Chairman	<u>12-02-11</u> Date
 _____ Hal Johnson, Vice Chairman	<u>12-02-2011</u> Date
 _____ Sharon M. Vurik, Secretary	<u>12-2-11</u> Date
 _____ Cheryl Riddle, Treasurer	<u>12-02-11</u> Date
 _____ Dave Gillette, President Water Company	<u>12-02-11</u> Date
 _____ Clay Barham, Director	<u>12-8-11</u> Date
_____ Director	_____ Date