

**ASSOCIATION OF UNIT OWNERS OF GLENWOOD PLACE, INC.
RESOLUTION**

BOARD MEETING CODE OF CONDUCT

A. Association of Unit Owners of Glenwood Place, Inc. ("Association") is a homeowners association subject to the Oregon Condominium Act (ORS Chapter 100).

B. The Association is governed by the Declarations Submitting Glenwood Place Condominium Phase 1 to the Oregon Condominium Act ("Declaration"), which was recorded on November 22, 1983, in book 1707, page 1914 in the records of Multnomah County.

C. The Association is also governed by Restated Bylaws of the Association of Unit Owners of Glenwood Place Condominium ("Bylaws"), which was recorded January 27, 2012, as document number 2012-008897 in the records of Multnomah County.

D. ORS 100.405 authorizes the Association to adopt rules and regulations. Article IX, Section 6 of the Bylaws authorizes the Board of Directors to adopt rules and regulations governing the conduct of persons as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the condominium.

E. ORS 100.409 states that meetings of the Board of Directors shall be conducted in accordance with Robert's Rules of Order. Pursuant to Robert's Rules, only Board Members are entitled to participate in Board meetings.

F. ORS 100.420 requires all Board meetings to be open to the Owners of the Association. Owners are entitled to attend and observe, but not to participate in, Board meetings.

G. Pursuant to Robert's Rules, the Board of Directors is entitled to adopt rules of order or standing rules governing meetings. Robert's Rules also authorize the Board to exclude any individual who disrupts the conduct of business at a meeting.

H. The Board of Directors has determined that it is necessary to adopt rules for the purpose of ensuring the orderly conduct of Board meetings.

Resolution

1. ORS 100.420 only requires Board meetings to be open to Owners. Non-member residents of Glenwood Place and other individuals may attend Board meetings upon approval by the Board. In order to ensure compliance with this rule, attendees must identify themselves prior to and during any meeting. For electronic meetings held via Zoom or another similar video conferencing system, attendees must set their display name to reflect their actual first and last name. Anyone who refuses to properly identify themselves in this manner will be excluded from the meeting.

2. Owner input at a Board meeting will only be allowed at the Board's discretion and under the following conditions:

- (a) Board designated homeowner comment period; or
- (b) Owner was recognized by the Chair or granted permission by the Board.

3. Owners attending a Board meeting shall:

- (a) Act with courtesy and respect, including maintaining appropriate demeanor and language;
- (b) Arrive on time and remain attentive during the meeting;
- (c) Keep phones and devices silenced or on vibrate;
- (d) Follow the agenda and limit comments, if allowed, to the designated topic;
- (e) Speak only when recognized by the Chair;
- (f) Address all remarks to the Chair, not directly to Board members or other attendees;
- (g) Comply with the five-minute time limit established for owner comments or questions; and
- (h) Allow one person to speak at a time and listen without interruption.

4. Owners shall not engage in conduct that disrupts the orderly conduct of the meeting, including:

- (a) Side conversations or other distracting behavior;

- (b) Repetitive, irrelevant, or unnecessary comments that delay proceedings;
- (c) Personal attacks or referencing the character or motives of others; and
- (d) Raise voices, use a hostile tone, or engage in confrontational behavior.

5. The Board of Directors, at its sole discretion, is entitled to determine whether any Owner has violated Sections 3 and 4 above.

6. The Board will consider personnel matters only in executive session. Owner input regarding personnel, including complaints regarding the performance of any employees or agents of the Association, must be submitted in writing prior to the Board meeting.

7. In the event an Owner violates any provision of this Resolution, the Chair may:

- (a) Rule an Owner out of order;
- (b) Refuse or withdraw recognition from an Owner;
- (c) Direct an Owner to cease speaking; and
- (d) Require an Owner to leave the meeting if disruptive conduct continues.

8. If an Owner who has been directed to leave a meeting refuses to leave an in-person meeting, law enforcement may be contacted to assist with removal. If a meeting is being conducted by video or telephone, the member's connection to the meeting will be disconnected. Any Owner whose actions are cause for contacting law enforcement shall be subject to a fine in accordance with the Schedule of Fines;

9. A copy of this Resolution shall be distributed to all Owners.

Judith Evans
Chair

5/8/2026
Date

[Signature]
Secretary

May 8, 2026
Date