

TIME TO REPLACE YOUR MAIN MAST!

Major Maintenance and Repair Issues

COMMON MAJOR MAINTENANCE ITEMS

- Roof Replacement
- Street Repairs
- Siding Replacement
- Painting

BOARD RESPONSIBILITIES

Business Judgment Rule

- Right to Rely on Expert Advice
- Premises Liability
- Pursue Any Claims

Determine what maintenance is needed

- Association Responsibility
- Reserve Study and Maintenance Plan
- Disclosure Statement (Condo Conversion Only)
- Expert Advice

Choosing a Contractor

- Consult Your Manager
- Check Insurance (\$1,000,000 Minimum)
- Check Performance Bond
- Check References
- Check CCB Website for Claims
https://ccbed.ccb.state.or.us/ccb_frames/consumer_info/ccb_index.htm
- Competitive Bids



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