

## **THE FALLS TAC POLICY AND GUIDELINES**

**MISSION:** The Falls Transitional Advisory Committee (TAC) is responsible for overseeing the use and maintenance of the common areas of The Falls.

**COMMITTEE MEMBERSHIP:** Article 4.3 of the Initial By-laws of the Falls Owners Association states in part: “Unless Turnover Meeting has already been held, Project Declarant shall call a meeting of the owners for the purpose of forming a Transitional Advisory Committee (TAC). The committee shall consist of two or more members elected by the owners. The members shall serve until the Turnover Meeting or their successors have been elected by the owners.”

While Chapter 94 of the Oregon Revised Statutes states that TAC shall be advisory only, and its purpose shall be to enable ease of transition from administrative control of the Association by Project Declarant to control by the owners, The Falls Owners Association Board of Directors (Board) has chosen to delegate certain responsibilities to TAC, which are described below in the Scope of Activities section.

Officers of TAC include a Chairman, Vice Chairman and a Secretary. The Falls homeowners voted at an Annual Meeting in 2005 that TAC should have seven homeowner members.

TAC meets periodically with The Falls Board in order to ensure that TAC activities have the approval of the Board. The two entities work together with a financial management firm on budget development and reserve studies.

TAC has committed to meeting monthly, on the second Tuesday at 10:00 a.m., at the Falls clubhouse. It has also committed to observing open meeting laws, although as a committee it is not required to do so. This decision was made to enable TAC to operate within the guidelines it will be subject to when turnover occurs.

**SCOPE OF ACTIVITIES:** The Falls TAC has become a unique form of “learning by doing.” The purpose of the Oregon statute cited is to provide training to a group willing to take on association leadership. The Falls Board has elected to delegate many responsibilities to the TAC as a part of that training. As a result, TAC is responsible for overseeing the use and maintenance of the common areas of The Falls. Committees have been established to perform duties under the delegated guidance of TAC. Committees include Maintenance, Communications, Social, Clubhouse Reservations, Welcome, and Finance. A Website committee has also recently formed as a sub-committee of Communications. Each committee has developed its own Policies and Guidelines.