



BARKER · MARTIN

Conflict Resolution

Angie Bagby

Barker Martin, P.S.

319 SW Washington Street, Suite 420

Portland, OR 97204

503-796-9806 x 133

angiebagby@barkermartin.com

www.barkermartin.com

Benefits of Handling Conflicts Effectively

- Building Community
- Helps with governance and business operations
- Quality of life
- Improves property value
- Conflicts get worse over time if not handled
- Relationships within the community get weakened

Causes of Conflict

- Lack of Information
- Competition of Interests
- Different Value Systems
- Personality or relationship conflicts
- Poor communication
- Structural Issues (rules, policies, etc.)



Avoiding Conflict

- Give owners notice, and chance for input
- Be willing to reconsider rules & policies that don't work for your community any longer
- Make sure your rules are clearly defined and enforce them the same way for everyone
- Get owners involved



Communication skills

- Body language
- Tone of voice
- Refrain from interrupting
- Speak respectfully
- Listen attentively/actively
- Refrain from accusations or insults
- Reframe hostile language

Forms of Conflict Resolution

- Mediation
 - Informal, parties control the outcome
- Arbitration
 - More formal, binding vs. non-binding
- Litigation
 - Last resort

STRANGE BREW / John Deering

