

PROCEDURES FOR THE CONDUCT OF OWNER MEETINGS

PURPOSE: To facilitate the efficient operation of Owner meetings by establishing a policy and procedures for the conduct of Owner meetings.

AUTHORITY: The Declaration of Protective Covenants (hereinafter "Declaration"), Articles of Incorporation and Bylaws of the Association and Colorado law.

Meetings of the Owners of the Association shall be called pursuant to the Bylaws of the Association.

1. Notice.

- (a) In addition to any notice required in the Bylaws, the Association shall also post notice on its website of all Owner meetings. Such notice shall be posted 30 days prior to such meeting.
- (b) If any Owner has requested that the Association provide notice via email and has provided the Association with an email address, the Association shall send notice of all Owner meetings to such Owner at the email address provided as soon as possible after notice is provided pursuant to the Bylaws but in no case less than 24 hours prior to any such meeting.

2. Conduct.

- (a) All Owner meetings shall be governed by the following rules of conduct and order:
 - (1) The President of the Association or designee shall chair all Owner meetings.
 - (2) All Owners and persons who attend a meeting of the Owners will sign in, present any proxies and receive ballots as appropriate. (See section below regarding voting).
 - (3) Any person desiring to speak shall sign up on a list provided at check in and indicate if he/she is for or against an agenda item.
 - (4) Anyone wishing to speak must first be recognized by the Chair.
 - (5) Only one person may speak at a time.

- (6) Each person who speaks shall first state his or her name and Parcel Number.
 - (7) Any person who is represented at the meeting by another person, as indicated by a written instrument, will be permitted to have such person speak for him/her.
 - (8) Those addressing the meeting shall be permitted to speak without interruption from anyone as long as the following rules are followed:
 - (A) Comments are to be offered in a civilized manner and without profanity, personal attacks or shouting.
 - (B) Comments are to be relevant to the purpose of the meeting.
 - (C) Each person shall be given up to a maximum of three minutes to make a statement or to ask questions. Such time limit may be increased or decreased by the Chair, but shall be uniform for all persons addressing the meeting. If the Board has questions for an Owner, neither those questions nor the Owner's response to those questions will be counted against the allotted time for the Owner to speak.
 - (D) The Board may decide whether or not to answer questions during the meeting.
 - (E) Each person may only speak once.
 - (F) Yielding of time by a speaker to another individual shall not be permitted.
 - (9) All actions and/or decisions will require a first and second motion.
 - (10) Once a vote has been taken, there will be no further discussion regarding that topic.
 - (11) So as to allow for and encourage full discussion by Owners, no meeting may be audio, video or otherwise recorded. Minutes of actions taken shall be kept by the Association.
 - (12) Anyone disrupting the meeting, as determined by the Chair, shall be asked to "come to order." Anyone who does not come to order immediately will be asked to leave the meeting.
 - (13) The Chair may establish such additional rules of order as may be necessary from time to time.
3. Voting. All votes taken at Owner meetings shall be taken as follows:
- (a) Contested elections of Board members, defined as elections in which there are more candidates than positions to be filled, shall be conducted by secret ballot. Each Owner entitled to vote pursuant

to the Bylaws shall receive a ballot. The ballot shall contain no identifying information concerning the ballot holder. In the event an Owner holds a proxy for another Owner, upon presentation of such proxy to the Secretary of the Association or the Secretary's designee, the Owner shall receive a ballot to cast the vote of the Owner who provided the proxy. The proxy shall be kept and retained by the Association.

- (b) Uncontested elections of Board members, defined as elections in which the number of candidates is equal to or less than the positions to be filled, and all other votes taken at a meeting of the Owners shall be taken in such method as determined by the Board of Directors including acclamation, by hand, by voice or by ballot. Notwithstanding the above, at the discretion of the Board or upon the request of 20% of the Owners who are present at the meeting or represented by proxy, uncontested elections of Board members or other votes on matters affecting the community shall be by secret ballot.
 - (c) Written ballots shall be counted by a neutral third party, excluding the Association's managing agent or legal counsel, or by a committee of volunteers who are not Board members, and in the case of a contested election, are not candidates. The committee shall be selected or appointed at an open meeting, in a fair manner, by the Chair or another person presiding during that portion of the meeting.
 - (d) The individual(s) counting the ballots shall report the results of the vote to the Chair by indicating how many votes were cast for each individual or how many votes were cast in favor and against any issue.
4. Proxies. Proxies may be given by any Owner as allowed by C.R.S. 7-127-203.

All proxies shall be reviewed by the Association's Secretary or designee as to the following:

- (a) Validity of the signature
- (b) Signatory's authority to sign for the Parcel Owner
- (c) Authority of the Parcel Owner to vote

- (d) Conflicting proxies
 - (e) Expiration of the proxy
5. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
 6. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.
 7. Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
 8. Amendment. This Policy may be amended by the Board of Directors.