

**Resolution  
of  
Retreat at Rockrimmon Homeowners Association, Inc.**

**Board Meeting and Annual Meeting Policy**

The undersigned being all of the Directors of Retreat at Rockrimmon Association, Inc. a Colorado non-profit corporation (the "Association") hereby consent to, vote in favor or, and adopt the following resolution:

**WHEREAS**, the Board of directors is empowered to govern the affairs of the Association pursuant to Section 12.2 of the CCR's;

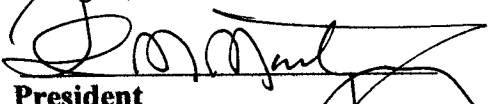
**WHEREAS**, Senate Bill 05-100, approved June 6, 2005, amending the Colorado Common Interest Ownership Act §§3S-33.3-101 et seq, requires the Association to establish a procedure for Board Meetings and Annual Meetings policy; and

**WHEREAS**, the Board of Directors, in an effort to comply with this statute, desires to establish a policy pertaining to meeting procedures;

**IT IS THEREFORE RESOLVED** that the policy attached hereto as Exhibit A (hereafter referred to as "The Board Meeting and Annual Meeting Policy") shall be adopted to replace the previous policy and hereby established as the policy of this Association;

**IT IS FURTHER RESOLVED** that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and

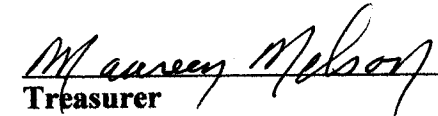
**IT IS FURTHER RESOLVED** that this policy shall take effect September 1, 2010. EXECUTED this 30<sup>th</sup> day of August, 2010.



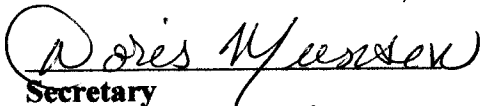
**President**



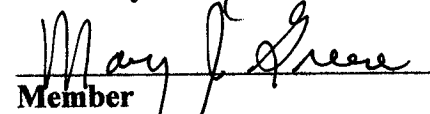
**Vice President**



**Treasurer**



**Secretary**



**Member**

## EXHIBIT A

### Board Meeting and Annual Meeting Policy

Board meeting shall be held at least once a quarter and general meeting at least once per year. Meeting dates will be posted on the website and in the newsletter. Annual meeting notice that will state time, place of the meeting and the items on the agenda shall be sent to each unit owner at not less than ten nor more than fifty days in advance of meeting.

**PARLIAMENTARY RULES.** Except when specifically or impliedly waived by the chairperson of a meeting (either of the Owners or the Board), Robert's Rules of Order (latest edition) shall govern the conduct of the Association's meetings when not in conflict with applicable laws or the Association governing documents or the provisions of the Colorado Revised Nonprofit Code; provided, however, that a strict or technical reading of such rules shall not be made so as to frustrate the will of the persons properly participating in said meeting.

**BOARD MEETINGS.** Board meetings shall be conducted in accordance with applicable provisions of the Colorado Revised Nonprofit Code, the Colorado Common Interest Ownership Act and the Association's governing documents. Regular and special meetings of the Board shall be open to all Owners. Owners may attend and speak at such meetings by addressing the Board during the Owner Comment Section of the agenda; provided, however, that the Board may establish reasonable limitations on the time an Owner may speak at such meeting. Board may go into executive session to discuss sensitive matter such as lawsuits, delinquency of owners, etc.

**ALL MEETING:** All members should be respectful to others present and to the meeting process; Refrain from name-calling, use of foul language, and other aggressive behavior; Differentiate statements of opinion from statements of fact; Speak only when acknowledged by the Chair; and No alcohol shall be brought to meetings.

If a member fails to observe the above standard, demonstrating inappropriate behavior which negatively impacts the Association's meeting(s), the Chair shall issue one warning to the Member. If inappropriate behavior continues, the Member may be asked to remove him or herself from the meeting. If the Member refuses to comply, the meeting may be adjourned at that time, even though there are agenda items not yet heard; or the Chair may take other action, the sole discretion of the Chair, including request for police assistance.

At either an owners meeting or a Board meeting there will be time set aside at the beginning of each meeting for owner participation. The time for all owners to speak will not be longer than twenty minutes. Depending on the number of owners wishing to speak is how long each owner will be allowed to speak.

Agendas will be available for all meetings.

Owners in good standing who wish to discuss a certain issue, complaint, or request shall submit such, in writing, at least five days prior to the Board meeting. No action shall be taken upon such matters

unless a motion is made stating the proposed action and is seconded by members of the Board prior to discussion. The Board reserves the option to respond to any new business at the next Board meeting, in order to investigate and/or obtain advice to respond to the Owner.