

**RESOLUTION OF THE
BLUFFS WEST ESTATES PROPERTY OWNERS ASSOCIATION
ADOPTING PROCEDURES FOR THE CONDUCT OF MEETINGS**

- SUBJECT:** Adoption of a policy and procedures for conducting Owner and Board meetings.
- PURPOSE:** To facilitate the efficient operation of Owner and Board meetings and to afford Owners an opportunity to provide input and comments on decisions affecting the community.
- AUTHORITY:** The Declaration, Bylaws, Articles of Incorporation of the Association, and Colorado law.
- EFFECTIVE DATE:** _____
- RESOLUTION:** The Association hereby adopts the following procedures regarding the conduct of meetings:
1. **Board of Director and Owner Meetings.** Meetings of the Association shall be called pursuant to the Bylaws of the Association.
 2. The Board of Directors may also commence meetings by electronic communication when making decisions regarding day to day operation of the Association.
 - (a) **Notice.**
 - (1) In addition to any notice required in the Bylaws, notice of any meeting of the Owners shall also be posted on the Association website. Such notice shall be posted no less than 10 days prior to such meeting, or as may otherwise be required by Colorado law.
 - (b) **Conduct.**
 - (1) All meetings, both Board of Director & Owner Meetings, shall be governed by the following rules of conduct and order:
 - (A) The President of the Association or designee shall chair all Owner & Board of Director meetings.
 - (B) 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).
 - (C) Anyone wishing to speak must first be recognized by the Chair.
 - (D) Only one person may speak at a time.
 - (E) Each person who speaks shall first state his or her name and Unit address.
 - (F) 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.
 - (G) Those addressing the meeting shall be permitted to speak without interruption from anyone as long as these rules are followed.
 - (H) Comments are to be offered in a civilized manner and without profanity, personal attacks or shouting. Comments are to be relevant to the purpose of the meeting.
 - (I) Each person shall be given up to a maximum of five minutes to make a statement or to ask questions. The Board may decide whether or not to answer questions during the meeting. Each person may only speak once. Yielding of time by a speaker to another individual shall not be permitted. Such time limit may be increased or decreased by the Chair but shall be uniform for all persons addressing the meeting.
 - (J) All actions and/or decisions will require a first and second motion.
 - (K) Once a vote has been taken, there will be no further discussion regarding that topic.

- (L) Anyone disrupting the meeting, as determined by the Chair, shall be asked to “come to order.” Anyone who does not come to order will be requested to immediately leave the meeting.
- (M) The Chair may establish such additional rules of order as may be necessary from time to time.

(c) **Voting.** All votes taken at Owner meetings shall be taken as follows:

- (1) Election of Board Members shall be conducted by secret ballot when voting in contested board elections (i.e., there are more candidates than positions). 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 secret ballot to cast the vote of the owner who provided the proxy. The proxy shall be kept and retained by the Association.
- (2) 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, unless otherwise required by law.
- (3) Written ballots shall be counted by a neutral third party (which includes the Association’s manager and legal counsel) or by an Owner(s), who is not a candidate, selected randomly from a pool of two or more-unit owners. The Chair shall specify the procedure for randomly selecting the Owner(s). Such procedure shall ensure that the Owner(s) selected is done so without being chosen by the Chair, Board of Directors or candidates.
- (4) 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.

(d) **Proxies.** Proxies may be given by any owner as allowed by C.R.S. 7-127-203.

- (1) 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 unit owner
 - (C) Authority of the unit owner to vote
 - (D) Conflicting proxies
 - (E) Expiration of the proxy

(e) **Owner Input.** After a motion and second has been made on any matter to be discussed, but prior to a vote. Owners present at such time shall be afforded an opportunity to speak on the motion as follows:

- (1) The Chair will ask those Owners present to indicate by a show of hands who wishes to speak in favor or against the motion. The Chair will then determine a reasonable number of persons who will be permitted to speak in favor of and against the motion. The Chair shall also announce the procedure for who shall be permitted to speak if not everyone desiring to speak will be permitted to speak.
- (2) Following owner input, the Chair will declare owner input closed. Voting on the issue at hand shall commence and a majority vote by owners and the Board of Directors shall rule.

3. **Definitions.** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
4. **Supplement to Law.** The provisions of this Resolution 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 Project.
5. **Deviations.** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
6. **Amendment.** This Policy may be amended at any time by the Board of Directors.

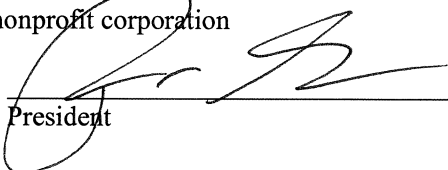
PRESIDENT'S

CERTIFICATION:

The undersigned, being the President of the Bluffs West Estates Property Owners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on _____ in witness thereof, the undersigned has subscribed his/her name.

BLUFFS WEST ESTATES PROPERTY OWNERS ASSOCIATION,
a Colorado nonprofit corporation

By:



President

12-4-18

Date:

