

**RESOLUTION OF THE BOARD OF MANAGERS OF THE
KEYSTONE RANCH HOMEOWNERS ASSOCIATION, INC.
ADOPTING POLICIES AND PROCEDURES
FOR THE CONDUCT OF MEETINGS
(Amended and Restated - 2024)**

Subject: Adoption of a policy and procedures for the conduct of Owner and Board meetings.

Purpose: To revoke and replace the previously adopted rules or resolution of the Keystone Ranch Homeowners Association (“Association”) concerning the conduct of meetings (the “Prior Resolution”) with the policies and procedures set forth below for the purpose of establishing a uniform and systematic policy and procedures for conducting meetings of the Members and Board of the Association.

Effective Date: August 26, 2024

The Board of Managers of the Association (“Board”) hereby approves and adopts this Resolution Adopting Policies And Procedures For The Conduct Of Meetings (Amended And Restated - 2024) (“Resolution”) in compliance with Colorado law. The adoption of this Resolution restates and replaces in full the Prior Resolution and any and all other prior resolutions concerning the collection of unpaid assessments.

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

a. Notice.

1. In addition to any notice required in the Bylaws, notice of any meeting of the Owners shall be conspicuously posted at a location within the community where notices of this type are typically posted to the extent such posting is feasible and practicable.

2. The Association shall also post notice on its website, if any, of all Owner meetings.

3. 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 special meeting of the Owners.

b. Conduct.

1. All 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 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. Any person desiring to speak shall sign up on the list provided at check in and indicate if he/she is for or against an agenda item.

D. Anyone wishing to speak must first be recognized by the Chair.

E. Only one person may speak at a time.

F. Each person who speaks shall first state his or her name and Unit address.

G. 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.

H. Those addressing the meeting shall be permitted to speak without interruption from anyone as long as these rules are followed.

I. 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.

J. Each person shall be given up to a maximum of three 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.

K. All actions and/or decisions will require a first and second motion.

L. Once a vote has been taken, there will be no further discussion regarding that topic.

M. So as to allow for and encourage full discussion by Owners, no meeting may be audio, video or otherwise recorded, except by the Board. Minutes of actions taken shall be kept by the association.

N. 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.

O. 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. 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 secret ballot to cast the vote of the Owner who provided the proxy. The proxy shall be kept and retained by the Association.

2. 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, uncontested elections of Board members or other votes on matters affecting the community shall be by secret ballot 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.

3. Written ballots shall be counted by a neutral third party or 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 of the Board or another person presiding during that portion of the meeting.

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

1. Validity of the signature
2. Signatory's authority to sign for the unit Owner
3. Authority of the unit Owner to vote
4. Conflicting proxies
5. Expiration of the proxy

2. Board Meetings. Meetings of the Board of Directors of the Association shall be called pursuant to the Bylaws of the Association.

a. Notice.

1. Unless otherwise required by the Bylaws, regular meetings of the Board may be held without notice of the date, time, place, or purpose of the meeting.

2. Unless the Bylaws provide for a longer or shorter period, special meetings of the Board directors shall be preceded by at least two days' notice of the date, time, and place of the meeting.

3. The Association shall provide all required notices and agendas in electronic form by posting on a website, in addition to printed form.

4. The Board shall make agendas for meetings of the Board and committees reasonably available for examination in advance by Owners or their representatives. The Board shall inform all Owners, at least annually, of the method by which meeting agendas and other meeting-related information will be provided, including the physical location of places where agendas and meeting notices may be posted or the web address where online postings may be made. The Board shall give at least thirty days' advance notice of any change in the manner or means by which meeting information will be provided.

b. Conduct.

1. All Board meetings shall be governed by the following rules of conduct and order:

A. The President of the Association, or designee, shall chair all Board meetings.

B. All persons who attend a meeting of the Board shall be required to sign in, listing their name and unit address.

C. All Owners will be given an opportunity to speak as to any matter or ask questions of the Board during the Owner forum at the beginning of the meeting. Any Owner wishing to speak during the Owner forum shall so indicate at the time of sign in.

D. Anyone desiring to speak shall first be recognized by the Chair.

E. Only one person may speak at a time.

F. Each person speaking shall first state his or her name and Unit address.

G. Any person who is represented by another person as indicated by a written instrument at the meeting shall be permitted to have such person speak for them.

H. Those addressing the Board shall be permitted to speak without interruption from anyone as long as these rules are followed.

I. 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 or issue at hand.

J. Each person shall be given up to a maximum of three minutes to speak or to ask questions, although questions may not be answered until a later date. Each person may only speak once during the Owner forum and once on any other issue prior to a vote by the Board on such issue. 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.

K. No meeting of the Board may be audio, video or otherwise recorded except by the Board to aid in the preparation of minutes. Minutes of actions taken shall be kept by the Association.

L. Anyone disrupting the meeting, as determined by the Chair, shall be asked to "come to order." Anyone who does not come to order shall be requested to immediately leave the meeting.

c. Owner Input. All regular and special meetings of the Board or any committee thereof that is authorized to take final action on the Board's behalf, shall be open to attendance by all Owners and their representatives. After a motion and second has been made on any matter to be discussed, at a time determined by the Board, but prior to a vote by the Directors, Owners, or their designated representatives, 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 and for how long each person will be permitted to speak. 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 and there shall be no further Owner participation on the motion at hand unless a majority of the Board of Directors votes to open the discussion to further Owner participation.

d. Board Action Without a Meeting. Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if consent in writing, setting forth the action so taken shall be signed by all of the Directors entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of the Directors.

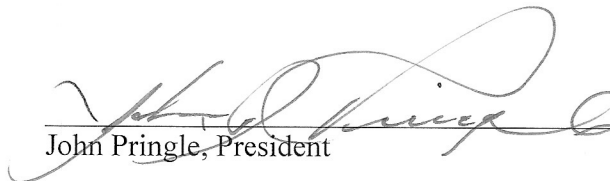
e. Executive Sessions. The members of the Board may hold a closed door, executive session and may restrict attendance to Board members and such other persons requested by the Board during a regular or specially announced meeting for discussion of the following:

1. Matters pertaining to employees of the Association or the manager's contract or involving the employment, discipline, or dismissal of an officer, agent, or employee of the Association;

2. Consultation with legal counsel concerning disputes that are the subject of pending or imminent court proceedings or matters that are privileged or confidential between attorney and client;
 3. Investigative proceedings concerning possible or actual criminal misconduct;
 4. Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy, including a disciplinary hearing regarding a unit owner and any referral of delinquency; except that a unit owner who is the subject of a disciplinary hearing or a referral of delinquency may request and receive the results of any vote taken at the relevant meeting;
 5. Review of or discussion relating to any written or oral communication from legal counsel; and
 6. Matters subject to specific constitutional, statutory, or judicially imposed requirements protecting particular proceedings or matters from public disclosure.
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 from time to time by the Board of Directors.

CERTIFICATION

I hereby certify that I am the duly elected and acting President of Keystone Ranch Homeowners Association, Inc., and that the foregoing Resolution was duly adopted by action of the Board of Managers of Keystone Ranch Homeowners Association, Inc. effective August 26, 2024.


John Pringle, President

