

RESOLUTION 2006-3
ADOPTING PROCEDURES FOR THE CONDUCT OF MEETINGS

SUBJECT: Adoption of a policy and procedures for conducting Owner and Executive Board meetings.

PURPOSE: To facilitate the efficient operation of Owner and Executive Board meetings and to afford Owners an opportunity to provide input and comments on decisions affecting the Common Interest Community.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Colorado law.

EFFECTIVE

DATE: September 1, 2006

RESOLUTION: The Association hereby adopts the following procedures regarding the conduct of meetings:

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

(a) **Notice.** In addition to any notice required in the Bylaws, notice of any meeting of the Owners shall be conspicuously posted on the building containing the Units at least ten (10) days prior to each such meeting, or as may otherwise be required by Colorado law.

(b) **Conduct.**

(1) All 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.

(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 (1) 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 provided that 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 (3) minutes to make a statement or to ask questions. The Chair 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. 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) Election of the Executive Board 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, such 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 Chair 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, excluding the Association's property manager or legal counsel, or by an Owner(s) who is not a candidate selected randomly from a pool of two (2) or more Unit Owners. The Chair shall specify the procedure for randomly selecting the Owner(s). Such procedure shall ensure that the Owner(s) are selected without being chosen by the Chair, Executive Board 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 and Article IV, Section 4.5, of the Association Bylaws.

- (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

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

(a) **Conduct.**

- (1) All 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 Executive 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 Executive 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 (1) 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 provided that 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 (3) minutes to speak or to ask questions, although questions may not be answered until a later time. Each person may only speak once during the Owner forum and once on any other issue prior to a vote by the Executive 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 Executive 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.
- (b) **Owner Input.** After a motion and second has been made on any matter to be discussed, but prior to a vote by the members of the Executive Board, 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 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 Executive Board votes to open the discussion to further Owner participation.

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 Common Interest Community.
5. **Deviations.** The Executive 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 Executive Board.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of HISTORIC LINDEN CONDOMINIUM ASSOCIATION, a Colorado non-profit corporation, certifies that the foregoing Resolution was adopted by the Members of the Historic Linden Condominium Association pursuant to an Action by Unanimous Consent of Members executed in counterparts on April 13, 2007, June 15, 2007, and July 30, 2007, and in witness thereof, the undersigned has subscribed his name.

HISTORIC LINDEN CONDOMINIUM ASSOCIATION,
a Colorado non-profit corporation

By: 

President