

**EAGLE PEAK RANCH PROPERTY OWNERS ASSOCIATION
RESOLUTION 2015-08**

**Alternative Dispute Resolution Policy
(Disputes Between the Association and Unit Owners)**

PURPOSE

This Alternative Dispute Resolution Policy establishes a process for resolving disputes between the Association and a Member(s). This plan reflects requirements of CRS 38-33.3-124.

ALTERNATIVE DISPUTE RESOLUTION POLICY

In the event of an unresolved dispute between the Association and an Owner(s), a request for a meeting may be instituted by either the Owner or the Association. A written request summarizing the reason for the meeting is the responsibility of the party requesting the meeting. The meeting should be held as soon as possible after the written request; a Board Member of the Association should handle the meeting schedule.

The initial resolution meeting will be held to give both sides of the dispute an opportunity to explain their side of the dispute, to understand the remedies being sought and resolve the dispute. If both parties are able to reach an agreement during this resolution meeting, an acknowledgement of the agreement is written and signed by both parties.

If an agreement cannot be reached at the initial resolution meeting, the parties can engage in a mediation process to resolve the dispute. The mediation process is to be mutually established by the parties in dispute. The third party (mediator) must be neutral and agreed upon by both parties. If the estimated cost to the Association in the mediation exceeds \$1,000, the Association's involvement in the mediation must be voted on by all of the property owners and receive a two thirds majority to proceed. An acknowledgement of the resolution is written and signed by both parties.

CHANGES TO THIS POLICY

Changes made to this policy are the responsibility of the Association. Notice of Policy revisions should be sent to Property Owners via email.

Definition:

Association – the Association is the governing body of the Eagle Peak Ranch Property Owners Association, the Board of Directors.

Board of Director's Certification: the undersigned, respectively being the Board members of Eagle Peak Ranch Property Owners Association, a Colorado nonprofit association, certify that the foregoing

Resolution 2015-08 was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on July 11, 2015, and in witness thereof, the undersigned have subscribed their names.

By: <u><i>[Signature]</i></u>	Date: <u>July 11, 2015</u>
By: <u><i>[Signature]</i></u>	Date: <u>7/11/2015</u>
By: _____	Date: _____