

**EAGLE PEAK RANCH PROPERTY OWNERS ASSOCIATION  
RESOLUTION 2015-03**

**Conduct of Meetings Policy**

**OPEN MEETINGS**

All regular and special meetings of the Board, or any working session or committee thereof, shall be open to attendance of the EPRPOA members or their representatives to provide opportunities for input.

**MEETINGS OF THE BOARD**

Article II, Section 8, of the Eagle Peak Ranch Property Owners Association By-Laws provides guidelines for meetings of the Board. Therefore, the procedures outlined in the By-Laws shall be followed for meetings of the Board.

Members of the executive board may hold an executive or closed door session and may restrict attendance to executive board members and such other persons requested by the executive board during a regular or specially announced meeting or a part thereof. The matters to be discussed at such an executive session shall be limited to:

- a) Matters pertaining to employees of the association or the managing agent's contract or involving the employment, promotion, discipline, or dismissal of an officer, agent, or employee of the association;
- b) 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;
- c) Investigative proceedings concerning possible or actual criminal misconduct;
- d) Matters subject to specific constitutional, statutory, or judicially imposed requirements protecting particular proceedings or matters from public disclosure;
- e) Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy;
- f) Review of or discussion relating to any written or oral communication from legal counsel.

Upon the final resolution of any matter for which the board received legal advice or that concerned pending or contemplated litigation, the board may elect to preserve the attorney-client privilege in any appropriate manner, or it may elect to disclose such information, as it deems appropriate, about such matter in an open meeting. Prior to the time the members of the executive board or any committee thereof convene in executive session, the chair of the body shall announce the general matter of discussion as enumerated in paragraphs (a) to (f) above.

No rule or regulation of the board or any committee thereof shall be adopted during an executive session. A rule or regulation may be validly adopted only during a regular or special meeting of the Eagle Peak Property Owners Association. At such open meeting motions pertaining to the matters undertaken by the executive board can be made, seconded and voted upon.

The minutes of all meetings at which an executive session was held shall indicate that an executive session was held and the general subject matter of the executive session.

**ANNUAL AND SPECIAL MEETINGS OF THE PROPERTY OWNERS**

Article VI of the Eagle Peak Ranch Property Owners Association By-Laws provide guidelines for annual and special meetings of the Lot Owners. Therefore, outlined in the By-Laws shall be followed for meetings of the Board.

**WORKING SESSIONS AND COMMITTEE MEETINGS**

From time to time the Board may conduct working sessions or appoint committees to develop information, or to prepare reports or propositions to submit to the Board and/or Association members for action or decision. Notice of working sessions and committee meetings will be made to the membership at least three days in advance of the sessions.

**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 2015-03 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: [Signature] Date: July 11, 2015  
By: [Signature] Date: 7/11/2015  
By: \_\_\_\_\_ Date: \_\_\_\_\_