

**MINUTES OF THE ORGANIZATIONAL MEETING OF  
THE BOARD OF DIRECTORS OF  
SOUTHRIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.**

On April 8, 2021, the Board of Directors (the “Board”) of the Southridge Condominiums Homeowners Association (the “Company”) met for its initial meeting. Corey Bendetti, the sole director of the Company, was present at the meeting. Also present was Brian Burns, legal counsel to the Company. Mr. Bendetti acted as Chairperson of the meeting and Mr. Burns acted as Secretary. The purpose of the meeting was to pass certain resolutions relating to the organization and structure of the Company. The following resolutions were adopted by the Board:

**ACTIONS BY INCORPORATOR**

WHEREAS, Phenomenal Properties LLC, the sole incorporator of the Company, filed the Articles of Incorporation (“Articles”) at the office of the Colorado Secretary of State on April 1, 2021, and as a result, the Company was incorporated on that date; and

WHEREAS, Phenomenal Properties LLC, the sole incorporator of the Company, appointed one of its owners, Corey Bendetti, as the initial director of the Company;

NOW, THEREFORE, BE IT RESOLVED, that the Articles as filed with the Secretary of State of the State of Colorado are hereby ratified and approved as the Articles of Incorporation of the Company and that they be inserted in the Minute Book of the Company.

**ADOPTION OF BYLAWS**

RESOLVED FURTHER, that the Bylaws of the Company (“Bylaws”) as set forth in Exhibit A are hereby ratified and approved as the Bylaws of the Company and that such Bylaws be inserted in the Minute Book of the Company.

**ELECTION OF OFFICERS**

RESOLVED FURTHER, that the following officers be, and each of them hereby is, elected as officers of this Company, to serve until their respective successors are duly elected and qualified pursuant to the Bylaws:

Corey Bendetti, President  
Rachel Justman, Treasurer  
Brian Burns, Secretary

## **MINUTE BOOK**

RESOLVED FURTHER, that the Company shall maintain as part of its corporate records a Minute Book which shall include, but which shall not be limited to, a record of its Articles and amendments thereto, its Bylaws and amendments thereto, and minutes of all meetings of its directors and of its members, with the time and place of holding, whether regular or special, and if special how authorized, the notice thereof given and the proceedings thereto. Such Minute Book may be maintained in electronic form by the Secretary of the Company;

## **EMPLOYER IDENTIFICATION NUMBER**

RESOLVED FURTHER, that the proper officers of the Company be, and each of them hereby is, authorized and directed to make such filings and applications as are necessary to secure for the Company a federal employer identification number;

## **BANK ACCOUNTS**

RESOLVED FURTHER, that the President and Treasurer of the Company, acting jointly on behalf of the Company, are authorized to open, maintain and close accounts at any bank, trust company, or similar financial institution as may be necessary or appropriate for the conduct of the Company's business, that all form resolutions required by such banks, trust companies, or other financial institutions with respect to such accounts are hereby adopted, and that the President or Treasurer of the Company is authorized to certify to any bank, trust company, or similar financial institution the adoption of the resolution in the form used by that bank, trust company, or similar financial institution;

RESOLVED FURTHER, that the President and Treasurer of the Company be, and each of them hereby is, authorized to deposit, or cause to be deposited, funds of the Company in any authorized account of the Company, and, in accordance with these resolutions, to withdraw from, or charge to, or cause to be withdrawn from or charged to said account at any time and from time to time funds of the Company against checks, notes, drafts, bills of exchange, acceptances, undertakings, or other instruments or orders for the payment of money;

RESOLVED FURTHER, that the sole signature of either the President or Treasurer is sufficient to authorize the withdrawal of funds of the Company (such amount not to exceed \$5,000) from any authorized account of the Company at any time and from time to time against checks, notes, drafts, bills of exchange, acceptances, undertakings, or other instruments or orders for the payment of money, when made, drawn, accepted or endorsed on behalf of the Company;

RESOLVED FURTHER, that the joint signatures of both the President and Treasurer are required to authorize the withdrawal of funds of the Company in an amount exceeding \$5,000 from any authorized account of the Company at any time and from time to time against checks, notes, drafts, bills of exchange, acceptances, undertakings, or other instruments or orders for the payment of money, when made, drawn, accepted or endorsed on behalf of the Company;

RESOLVED FURTHER, that the foregoing bank resolutions are standing resolutions and will remain in full force and effect until duly modified or rescinded, and that the Secretary of the Company be, and each of them hereby is, authorized and directed to deliver a certified copy of these resolutions to each bank, trust company, or similar financial institution at which an account from which funds can be withdrawn is or will be maintained;

### **ACCOUNTING YEAR**

RESOLVED FURTHER, that the Company hereby adopts an accounting year ending December 31 each year;

### **NONPROFIT MAILING PERMIT**

RESOLVED FURTHER, that the proper officers of the Company be, and each of them hereby is, authorized and directed to make such filings and applications as are necessary to secure for the Company a nonprofit mailing permit if deemed necessary or advisable;

### **EXEMPTIONS FROM FEDERAL AND STATE TAXES**

RESOLVED FURTHER, that the proper officers of the Company be, and each of them hereby is, authorized to consult with legal or tax counsel to ascertain the availability of exemptions from taxation under the federal and state tax laws and, if such exemptions are available, such officers be, and each of them hereby is, authorized and directed to execute and file all necessary applications for exemption from those taxes with the appropriate state and federal tax authorities, and to pay any necessary filing fees;

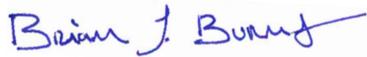
### **DIVISION OF REAL ESTATE REGISTRATION**

RESOLVED FURTHER, that the proper officers of the Company be, and each of them hereby is, authorized and directed to make such filings and applications as are necessary to register the Company with the Colorado Division of Real Estate, as required under Colorado law;

## OMNIBUS RESOLUTION

RESOLVED FURTHER, that the proper officers of the Company be, and each of them hereby is, authorized and directed to execute all documents and to take all such action as they may deem necessary or advisable in order to effectuate the purposes of the foregoing resolutions.

There being no further business, upon motion duly made and seconded, the meeting was adjourned.



BRIAN L. BURNS  
*Secretary of the Meeting*