

Red Tail Ridge Homeowners Association

Meeting Policy and Procedure

BE IT RESOLVED, that the involvement and participation of members in the leadership of the Association is valuable and meetings will be conducted in accordance with the following procedure.

1. Scope:

To adopt a procedure and policy to be followed when giving notice of meetings and conducting meetings for the good of the community.

2. Specifics:

Meetings

A. Board Meetings

Board meetings are always open to the public and shall be held on at least a quarterly basis. The time and date for the Board meetings will be posted on the Association website at (if applicable) and on the managing agents website.

These meeting dates/times may change to accommodate Board and Manager schedules and emergencies.

B. Annual Meeting

Annual/budget ratification meetings will be held in November of each year.

Notification will be made in accordance with the "Meeting Notice" section of this policy

The mailing prior to the meeting will contain at a minimum:

A meeting notice and general proxy.

The proposed agenda for the meeting

The proposed budget for the coming fiscal year

A copy of the Associations income and expenses for the year to date

A copy of the Associations balance sheet for the month ending immediately prior to the notice.

C. Special Meeting

Special meetings may be called at any time by the President or by a majority of the Board or upon written request of a member, having twenty percent (20%) of all the votes of the membership.

Notification will be made in accordance with the "Meeting Notice" section of this policy

The mailing prior to the meeting will contain at a minimum:

A meeting notice and general proxy.
The proposed agenda for the meeting

Meeting Notices

Written notice of annual and special meetings shall be sent via regular U.S. Mail to members at least ten days but not more than 50 days prior to the meeting date.

Notices will be posted on cluster mailboxes within the subdivision at least one week prior to annual and special meetings.

Notices of annual and special meetings will also be posted on the Association website as well as on the managing agent's website

Voting and Proxies

Only the owner of record – or the owner's representative by proxy- may vote. One vote per lot is allowed.

At any meeting of the members, each member may vote by proxy if desired.

All proxies must be in writing and filed with the secretary.

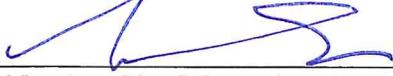
Every proxy must be revocable and terminates eleven months after its date, unless specified otherwise.

Voting rights will be suspended for any Owner who is or has been in violation of the CC&R's in the previous thirty (30) days or who is delinquent in paying fines or assessment fees.

- 3. Definitions:** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.
- 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:** The Board of Directors may amend this procedure from time to time.

President's Certification: The undersigned, being the President and/or Manger of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

Red Tail Ridge Homeowners Association



President and/or Managing Agent

Effective Date: 3/31/25