

**Resolution
of
Vista Mesa Homeowners Association, Inc.**

Board Meeting and Annual Meeting Policy

The undersigned being all of the Directors of Vista Mesa Homeowners Community Association, Inc. a Colorado non-profit corporation (the "Association") hereby consent to, vote in favor or, and adopt the following resolution:

WHEREAS, the Board of directors is empowered to govern the affairs of the Association pursuant to Article VII, Section 1(a) of the Bylaws;

WHEREAS, Senate Bill 05-100, approved June 6, 2005, amending the Colorado Common Interest Ownership Act §§3S-33.3-101 et seq, requires the Association to establish a procedure for Board Meetings and Annual Meetings policy; and

WHEREAS, the Board of Directors, in an effort to comply with this statute, desires to establish a policy pertaining to meeting procedures;

IT IS THEREFORE RESOLVED that the policy attached hereto as Exhibit A (hereafter referred to as "The Board Meeting and Annual Meeting Policy") shall be adopted and hereby established as the policy of this Association;

IT IS FURTHER RESOLVED that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and

IT IS FURTHER RESOLVED that this policy shall take effect January 1, 2006. EXECUTED this 21st day of February, 2006.

SIGNED ORIGINAL ON FILE

President

Vice-President

Treasurer

EXHIBIT A

Board Meeting and Annual Meeting Policy

Board meeting shall be held at least once a quarter and general meeting at least once per year. Meeting dates will be posted on the website and in the newsletter. Annual meeting notice that will state time, place of the meeting and the items on the agenda shall be sent to each unit owner at not less than ten nor more than fifty days in advance of meeting.

PARLIAMENTARY RULES. Except when specifically or impliedly waived by the chairperson of a meeting (either of the Owners or the Board), Robert's Rules of Order (latest edition) shall govern the conduct of the Association's meetings when not in conflict with applicable laws or the Association governing documents or the provisions of the Colorado Revised Nonprofit Code; provided, however, that a strict or technical reading of such rules shall not be made so as to frustrate the will of the persons properly participating in said meeting.

ORDER OF BUSINESS – OWNERS MEETINGS. The order of business at all meetings of the Owners shall be as follows: (a) roll call or check in procedure to determine the voting power represented at the meeting; (b) proof of notice of meeting or waiver of notice; (c) approval of minutes of the preceding meeting; (d) reports of officers; (e) reports of committees; (f) appointment of elections inspectors who shall count the votes (at annual meetings or special meetings held for election purposes); (g) election of members of the Board of Directors (at annual meetings or special meetings held for such purpose); (h) unfinished business; and (i) new business. The order of business may be changed by duly approved motion.

BOARD MEETINGS. Board meetings shall be conducted in accordance with applicable provisions of the Colorado Revised Nonprofit Code, the Colorado Common Interest Ownership Act and the Association's governing documents. Regular and special meetings of the Board shall be open to all Owners. Owners may attend and speak at such meetings by addressing the Board during the Owner Comment Section of the agenda; provided, however, that the Board may establish reasonable limitations on the time an Owner may speak at such meeting.