

Special Meeting of the Board of Directors
of the
Cortina Ridge Property Owners Association
May 1, 2023
(Meeting Held VIA Phone meeting)

The meeting was called to order by President Barry Skolnick at 10:00 AM via Phone meeting. All board members, Barry Skolnick, Kym Campbell and Anne Perry, were present.

The purpose of this Special Meeting is to act in accordance with Paragraph 7.1 (a) of our Bylaws to discuss and approve 3 new documents, as listed below and attached hereto, containing policies and procedures regarding the Cortina Ridge POA. Barry indicated that The Board has this responsibility pursuant to Paragraph 6.3 of our Bylaws.

Background: After consulting with attorney Maris Davies of the Altitude Community Law Firm, it was determined that the Cortina Ridge POA should update three (3) of their existing policies order to comply with State of Colorado requirements. Pursuant to both the Bylaws and the Articles of Incorporation, the Association is subject to the Colorado Common Interest Ownership Act ("CCIOA"). This statute governs all common interest communities in the state. The following documents were rvised by our legal counsel:

1. POLICY OF CORTINA RIDGE PROPERTY OWNERS ASSOCIATION REGARDING POLICIES AND PROCEDURES FOR COVENANT AND RULE ENFORCEMENT
2. POLICY OF CORTINA RIDGE PROPERTY OWNERS ASSOCIATION ADOPTING PROCEDURES FOR THE CONDUCT OF MEETINGS
3. POLICY OF CORTINA RIDGE PROPERTY OWNERS ASSOCIATION REGARDING POLICY AND PROCEDURES FOR COLLECTION OF UNPAID ASSESSMENTS

Barry Skolnick made a motion that the Board of Directors adopt the 3 Policies and Procedures as written. Anne Perry seconded the motion. A vote was taken and the vote was unanimous. It therefore stands that these 3 Policies will be executed by the President and adopted by the Cortina Ridge POA and will be posted on our website.

Meeting was adjourned at 10:15 AM