

**COMANCHE CREEK RANCH PLANNED COMMUNITY
UNIT OWNERS ASSOCIATION, INC.**

POLICY REGARDING CONDUCT OF MEETINGS

Adopted July 24, 2017

The following procedures have been adopted by Comanche Creek Ranch Planned Community Unit Owners Association, Inc. ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

Purpose: To establish a uniform and systematic protocol for conducting meetings of the Association, including Owners' meetings and Board meetings; to ensure equitable participation by Owners while permitting the Board of Directors to conduct the business of the Association; and to memorialize the circumstances under which the Board of Directors may convene into executive session.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing the conduct of meetings of the Members and meetings of the Board of Directors:

1. Owners' Meetings. All meetings of the Association are open to every Owner, or to any person designated by a Owner in writing as the Owner's representative, and Owners or designated representatives so desiring shall be permitted to attend, listen, and speak at an appropriate time during the deliberations and proceedings; except that at regular and special meetings of the Board of Directors, Owners who are not Board Members may not participate in any deliberation or discussion except as provided below.
2. Board Meetings. All regular and special meetings of the Board of Directors, or any Committee of the Board, shall be open to attendance by all Owners or to any person designated by an Owner in writing. At regular and special meetings of the Board of Directors, except as stated below, Owners who are not active Board Members may not participate in any deliberation or discussion unless expressly so authorized by a vote of the majority of a quorum of the Board.
3. Owners' Right to Speak at Board Meetings. At Board meetings, the Board of Directors shall permit Owners or their designated representatives to speak before the Board takes formal action on an item under discussion, in addition to any other opportunities to speak, and the Board shall provide for a reasonable number of persons to speak on each side of an issue. However, the Board may place reasonable time restrictions on those persons speaking during any meeting. If multiple Owners wish to reiterate the same point, it is recommended the Owners appoint one (1) spokesperson to speak for the group, in order to use the time as efficiently as possible. For complex issues, the Board of Directors may obtain a majority vote of those in attendance to extend discussion time and/or meeting duration.

4. Agenda; Open Forum. The President of the Board of Directors, or in the President's absence, the Vice President, shall chair all meetings. The agenda for all meetings shall follow the order of business specified by the Association's Bylaws, and if none, in accordance with the order of business determined by the Board of Directors. The agenda for Owners' meetings shall include an Owner Open Forum during which any Owner or Owner's designated representative, who wishes to speak, will have the opportunity to do so, subject to the remaining provisions of this policy. The agenda for Board meetings shall include an Owner Open Forum, subject however, to the Board's right to dispense with or limit the Owner Open Forum at the discretion of the Board, except that such limits on Owner Open Forum shall always be subject to the provisions of Paragraphs 2 and 3 of this policy.
5. Limits on Right to Speak. The Board of Directors shall have the right to determine the length of time of the Open Forum. The chair of the meeting may place reasonable limitations upon the time given to each Owner seeking to comment, in order to allow sufficient time for as many Owners as possible to comment within the time permitted. Unless otherwise determined by the Chair, the time limit will be three (3) minutes per Owner. The Chair shall, to the best of their ability, allocate time to each Owner for comment, so as to allow as many Owners as possible to speak within the time permitted. Each Owner will only be allowed to speak more than once during Open Forum at the discretion of the Board. No Owner may speak a second time until all Owners wishing to speak have had an opportunity to speak once.
6. Sign-Up Sheets. A sign-up sheet will be made available to Owners immediately prior to the meeting. Any Owner wishing to comment at the ensuing meeting may add their name to the sign-up sheet. Subject to the remaining provisions of this policy, Owners will be recognized for comment at the meeting in the same order as their names appear on the sign-up sheet. All Owners wishing to comment who have not placed their names on the sign-up sheet will nonetheless be permitted to speak, time permitting.
7. Attorney/Client Privileged Communications. 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.
8. Recording of Meetings. Note-taking is permitted, however, video or audio recording of all or any portion of any meeting by Owners is prohibited; except that, the Board may record meetings for the purpose of taking minutes, and such recordings shall not constitute records of the Association or be available for purposes other than creating the official meeting minutes.
9. Owner Conduct. No Owner is entitled to speak until recognized by the Chair. There shall be no interruption of anyone who has been recognized by the Chair except by the Chair. Specific time limits set for speakers shall be strictly observed. Personal attacks, whether physical or verbal, and offensive language will not be tolerated. All comments are to be directed to the Chair and not to other individual participants. All comments are to be restricted to the agenda item being discussed. Courteous behavior is mandatory.

10. Curtailment of Owner Conduct. Should the Chair determine that any Owner has spoken for the allocated amount of time or longer, or determine that the Owner is in violation of the provisions of this policy, the Chair shall have the authority to instruct that Owner to yield the floor, and that Owner will be obligated to comply with the Chair's instruction.
11. Disruptive or Unruly Behavior. If an Owner refuses to stop talking after their allotted time has ended, or otherwise disrupts the meeting, or is otherwise in violation of the provisions of this policy, the following procedure will be followed:
 - (a) The Chair will issue an oral warning that if the Owner continues to speak, disrupt the meeting, or otherwise act in violation of the provisions of this policy, either the meeting will be adjourned or law enforcement/security will be called to remove the Owner.
 - (b) If the Owner continues to speak, disrupt the meeting, or otherwise act in violation of the provisions of this policy, the Chair will call a recess and speak directly to the Owner, reiterating that either the meeting will be adjourned or law enforcement/security will be called to remove the Owner.
 - (c) If the Owner still refuses to cooperate, the Chair may choose whether to adjourn the meeting to another time or to call law enforcement/security.
12. Executive Session. Notwithstanding the previous provisions in this policy, the Board or a Committee thereof may hold an executive or closed-door session and may restrict attendance to Board Members and other persons specified by the Board; provided that any such executive or closed-door session may only be held in accordance with the provisions and requirements of the CCIOA (i.e., the Act), as amended from time to time, or other applicable law. The matters to be discussed at such an executive session are limited to:
 - (a) Matters pertaining to Owners or Board Members of the Association or involving the discipline ; or dismissal of an Owner or Board Member;
 - (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.

Prior to the time the Board Members convene in executive session, the Chair shall announce the general matter of discussion as enumerated in paragraphs (a) to (f) above. No rule or regulation of the Board shall be adopted during an executive session. A rule or regulation may be validly adopted only during a regular or special meeting or after the Board goes back into regular session following an executive session.

13. Superseding Previous Policies. This policy shall replace and supersede any previous policies or resolutions of the Association addressing conduct of meetings.

Comanche Creek Ranch Planned Community Unit
Owners Association, Inc.

By: Gallagher L. Cowie
President

This Policy Regarding Conduct of Meetings was adopted by the Board of Directors on the 24th day of July, 2017, effective the 24th day of July, 2017, and is attested to by the Secretary-Treasurer of Comanche Creek Ranch Planned Community Unit Owners Association, Inc.

By: Kim R. Starly
Secretary-Treasurer