

EXHIBIT B Meetings

1. Conducting Meetings

Association meetings shall be conducted in accordance with the Association Documents, especially the Association Bylaws, and in accordance with the Colorado Common Interest Ownership Act and the Colorado Revised Nonprofit Corporation Act. In addition, all meetings may be conducted in accordance with the most recent version of *Robert's Rules of Order* at the option of the chair.

2. Owner Participation at Board Meetings

All meetings of the Board of Directors, except the Executive Session, are open to attendance by any Owner or any person designated in writing by that Owner as the Owner's Representative.

- (i) there will be a list at a sign in table for persons to enter their names if they wish to speak at this meeting;
- (ii) only those persons who have entered their names on the list of speakers shall speak;
- (iii) speakers will be called upon to speak in the same order in which they entered their names;
- (iv) speakers will be subject to the rules of conduct described in ¶ 1(b) above;
- (v) each person shall have three (3) minutes to speak;
- (vi) such period shall not exceed a total of 20 minutes;
- (vii) priority will be given to items shown on the agenda, if any; and
- (viii) if more than one person desires to address an issue and there are opposing views, the Board shall provide for a reasonable number of persons to speak on each side of the issue, and the President shall allocate the time permitted among the various Owners or designated representatives who wish to speak.

3. Owner Participation at Annual and Special Meetings of Owners

- (a) The President (or such other person as may be designated by the Board) shall preside over all meetings. Items of business and/or discussion must be presented by Motion and such Motion must be seconded prior to discussion.

- (b) Any Owner in good standing or the designated representative of such an Owner may speak at the designated time in the agenda upon any issue requiring a vote of the Owners (prior to any vote). Upon being recognized, the Member must state his/her name and address.
- (c) The total length of any time for Owners or designated representatives speaking on a single issue of any meeting of the Owners shall not exceed the time set forth by the president at the beginning, but not exceeding a time limit of 20 minutes total, and the President shall pro-rate that time among the various Owners who speak.
- (d) In any case where the nature of a motion and vote may be outside the Members' authority, the Board reserves the right to determine whether a motion will be considered binding on the Association; or the Board may adjourn to obtain a recommendation whether to proceed; such determination may be made following consultation with legal counsel.

4. Notice of Meetings

- (a) Board Meetings: Notice of Board Meetings shall be given in accordance with the Association Documents.
- (b) Owners Meetings: Notice of Annual Owners Meetings shall also be given in accordance with the Association Documents, but in addition, notice of such shall be physically posted on website and invoices or in a conspicuous place (to the extent such posting is feasible and practical) and may be given by electronic posting on the Association's web site or electronic mail notices pursuant to C.R.S. § 38-33.3-308. If a Member requests notice by e-mail only and provides an e-mail address, the Board shall make an effort to provide e-mail notice to that member.
 - i. the general nature of any proposed amendment to the Declaration or Bylaws;
 - ii. any budget changes; and
 - iii. any proposal to remove an officer or member of the Board.

5. Proxies.

- (a) Votes allocated to a membership or property (a "Unit") may be cast pursuant to a proxy duly executed by an Owner in good standing, but only one vote per Unit. If a Unit is owned by more than one person, each Owner of the Unit may vote or register protest to the casting of votes by the other Owners of the Unit through a duly executed proxy. An Owner may not revoke a proxy given pursuant to this section except by actual notice of revocation to the person presiding over a meeting of the Association or as otherwise provided below.

- (b) An appointment of a proxy is revocable by the Member. Appointment of a proxy is revoked by the person appointing the proxy:
 - (i) Attending any meeting and voting in person; or
 - (ii) Signing and delivering to the secretary or other officer or agent authorized to tabulate proxy votes either a writing stating that the appointment of the proxy is revoked or a subsequent appointment form.

6. Voting.

- (a) Only those Owners of a Unit who are in good standing are eligible to vote and only one vote is allowed per Unit. For purposes of this policy, the Board may suspend the Vote allocated to a Unit and the right of an Owner to cast such Vote, or by proxy the Vote of another, during any period in which such Owner is in default in the payment of any Assessment, or, after notice and a hearing, during any time in which an Owner is in violation of any other provision of the Governing Documents.

Each Member will sign in prior to the meeting for himself/herself and for any proxies he/she holds. If an election or vote is to be held, the Member will be given the appropriate number of ballots, unless the voting rights have been suspended, in which case Members shall not be given ballot.

- (b) As used in the Bylaws, the term "*majority of Members*" shall mean fifty-one percent (51%) of the combined votes cast by all Members present at a meeting containing a quorum.

7. Executive Sessions

The Association's Board may meet in executive closed sessions to discuss matters pertaining to employees, the managing agent's contract, consultation with legal counsel, investigative proceedings concerning possible or actual criminal misconduct, matters which are subject to specific constitution and statutory or judicially imposed requirements protecting the proceedings, any matter of disclosure which would constitute an unwarranted invasion of individual privacy, and a review and/or discussion relating to any written or oral communication from legal counsel.

Prior to holding an executive session, the President or other person designated to preside over the meeting, shall announce the general matter of discussion as stated above. The Board will take no final action in executive session, but it may give direction to legal counsel therein. Any proposed Rule or Regulation discussed during an executive session may only be validly adopted only during a regular or special meeting, or after the Board returns from its executive session.

The minutes of all meetings at which an executive session was held shall indicate that an executive session was held and the general subject matter of the executive session. The Board Members and other members shall preserve attorney-client privilege regarding consultation and communications from legal counsel.

Effective date: August 10, 2010