

THE ELK RUN AT COPPER MOUNTAIN ASSOCIATION
Re: CONDUCT OF MEETINGS

Adopted December 28, 2005

The following procedures have been adopted by The Elk Run at Copper Mountain Association pursuant to the provisions of C.R.S. 38-33.3-209.5, at a meeting of the Board of Directors on December 28th, 2005.

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:

A. All meetings of the Association are open to every Member, or to any person given proxy via electronic or written form by a Member. The Member can speak when appropriate, but they are not able to vote during regular Board Meetings.

B. 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.

C. The Board may place reasonable time restrictions on those persons speaking during the meeting but shall permit a Member or a Member's designated representative to speak before the Board takes formal action on an item under discussion, in addition to any other opportunities to speak. The Board shall provide for a reasonable number of persons to speak on each side of an issue.

D. 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 matters in an open meeting.

E. The Board of Directors can determine that any Member has spoken for the allocated amount of time or longer and shall have the power to instruct that member to yield the floor, and that Member will be obligated to comply with the Board of Director's instruction.

The Elk Run at Copper Mountain

By: _____
Paul Zlotoff, President

Attest

Dick McKay, Secretary

This Conduct of Meeting Policy was adopted by the Board of Directors on the 28th day of December, 2005, effective the 1st day of January, 2006, and is attested to by the Secretary of The Elk Run at Copper Mountain Association.

Dick McKay, Secretary