

**BLUE LAKE OWNERS ASSOCIATION
POLICY FOR CONDUCT OF MEETINGS
Resolved and Adopted April 8, 2008**

The following resolution has been adopted by the Board of Directors (“Board”) of Blue Lake Owners Association pursuant to Colorado Statutes, at a meeting of the Board to establish a policy for conduct of meetings.

AUTHORITY: The Declaration, Articles and Bylaws of the Blue Lake Owners Association and the Colorado Common Interest Ownership Act.

EFFECTIVE DATE: April 8, 2008

RESOLUTION: The Association hereby adopts the following Policy:

OWNERS MEETINGS:

1. Meetings of the Owners shall be held as noted in Article III; Section 1 of the Bylaws.
2. Any person not in compliance with these rules of conduct may be ejected from the meeting:
 - a. No one may speak until called upon by the chairperson to do so;
 - b. Only one person may speak at a time;
 - c. Personal attacks or abusive language will not be tolerated; and
 - d. Only the individual presiding over the meeting may interrupt a speaker and then only for purposes of limiting the time of the discussion or due to personal attacks or abusive language.

BOARD MEETINGS

1. Meeting of the Board shall be held at such times and locations as noted in Article VI; Section 1-3 of the Bylaws.
2. The board President may create agendas for Board meetings, but are not required to do so.
3. “Homeowner Comments” will be conducted as follows:
 - a. There will be a list at a sign-in table for persons to enter their names if they wish to speak at this meeting.
 - b. Only one person may speak at a time;
 - c. Personal attacks or abusive language will not be tolerated; and
 - d. Only the chairperson may interrupt a speaker and then only for purposes of limiting the time of the discussion or due to personal attacks or abusive language.
4. The President of the Board or such other person as may be designated by the President shall preside over the Board meetings.

5. At the conclusion of discussion, but prior to vote on the Motion by the Board, and Owner may request to be heard on the matter discussed.
6. Board meetings shall be open to attendance by all Owners of the association or their representatives.
7. The Board may hold an executive session and restrict attendance to only Board Owners and such other persons requested by the Board during a regular or special meeting for discussion of the following:
 - a. Matters pertaining to employees of the Association or involving the employment, promotion, discipline, or dismissal of an officer, agent, or employee of the Association.
 - 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. Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; and
 - e. Review of or discussion relating to any written or oral communication from legal counsel.
8. 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.
9. No Rule or Regulation 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 returns from its executive session.
10. 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.

This policy may be amended from time to time by the Board.

This policy supersedes any previously adopted policy on the same subject matter.