

**GLACIER VIEW MEADOWS ROAD & RECREATION ASSOCIATION  
AND  
GLACIER VIEW MEADOWS WATER & SEWER ASSOCIATION  
POLICY FOR CONDUCTING ASSOCIATION MEETINGS  
Effective: November 16, 2022**

**1. Introduction.**

Glacier View Meadows Road & Recreation Association and Glacier View Meadows Water & Sewer (“Associations”) are both Colorado non-profit corporations. The Boards of Directors (“Boards<sup>1</sup>”) act pursuant to the powers set forth in the “Association Documents” and the Colorado Common Interest Ownership Act (“CCIOA”), as amended. Association Documents include the Associations’ Bylaws, Articles of Incorporation, and the Master Declaration of Protective and Design Covenants and the Glacier View Meadows Water & Sewer Association Master Declaration (collectively the “Declarations.”)

Accordingly, the Boards have enacted the following Policy effective as of the date set forth above. This Policy supersedes any previously adopted Policy on the same subject matter.

- 2. Policy Purpose.** The purpose of this Policy is to emphasize that meetings of the Associations’ Boards and their members must be conducted in accordance with the Association Documents and applicable law. The Association Documents (in particular, its Bylaws), CCIOA and the Colorado Revised Nonprofit Corporation as amended (“Nonprofit Act”) contain numerous provisions governing meetings of the Associations’ Members and Board including, without limitation, provisions regarding notices, quorums, proxies, voting and Member participation in the meetings. It is not the intent of this Policy to restate those provisions, but rather to provide overall guidance on the requirements governing the conduct of the Associations’ meetings.

**3. Member Meetings.**

3.1 Governing Documents and Laws. Meetings of the Associations’ Members shall be conducted in accordance with the requirements of the Association Documents (especially the Bylaws), CCIOA and the Nonprofit Act, to the extent applicable.

3.2 Parliamentary Procedure. Unless otherwise provided in the Association Documents, and except as set forth in the code of conduct below, meetings of the members shall be conducted in accordance with (a) Goldberg’s Rules of Order or (b) such other generally recognized rules of parliamentary procedure as may be adopted by resolution of the Board.

3.3 Code of Conduct. The following code of conduct shall apply to meetings of the Members:

3.3.1 Anyone wishing to speak must first be recognized by the meeting chair.

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<sup>1</sup> Unless the context otherwise indicates, capitalized words and terms shall have the meanings set forth in the Association Documents and, if not defined in the Association Documents, the as set forth in CCIOA.

3.3.2 Member shall not interrupt anyone who validly has the floor.

3.3.3 When speaking, Members shall abide by any time limits for comments set by the meeting chair.

3.3.4 Members shall at all times speak and otherwise behave with common courtesy and civility. Members shall refrain from personal attacks, and from using profane, rude or threatening language.

3.3.5. Any comments should be relevant to the agenda item being discussed.

3.3.6 No Member may speak for a second time on an issue until everyone who wants to speak about that issue has been given the chance to speak once.

3.3.7 Members may not speak more than twice on any one issue, subject to the discretion of the meeting chair.

3.3.8 Members shall obey all orders made by the meeting chair, including an order to step down (i.e., an order to stop speaking and yield the floor).

3.4 Order of Business. Unless otherwise provided in the Associations' Documents, or unless a different order of business is set forth in any meeting agenda established by the Board, the order of business at meetings of the Members will be the following:

- Establish quorum
- Call meeting to order
- Approve the minutes of the prior meeting
- Committees/officers reports
- Election of directors (if annual meeting).
- Old business.
- New Business.
- Adjourn

3.5 Meeting Minute. Minutes of Member meetings will be taken by (a) the Associations' Secretaries, (b) in the absence of the Secretary, any other officer designated by the presiding chair, or (c) a representative of the Associations' management company provided that the Secretaries must review and sign the minutes prepared by such representative, and further provided that the Secretaries are ultimately responsible for the accuracy of the minutes. The minutes will be maintained in the Associations' permanent records. Because minutes of Member meetings will be taken and in order to encourage full discussion by the Members, no Member meeting may be recorded by audio or video means unless otherwise allowed by the Board in its sole discretion.

3.6 Proxies. Votes allocated to a property Unit or Lot owner(s) may be cast pursuant to a duly executed proxy by the Unit or Lot Owner. If a Unit or Lot is owned by more than one person, each owner of the Unit or Lot may vote or register a protest to the casting of votes by the other owners of the Unit or Lot through a duly executed proxy. A Unit or Lot owner may not revoke a proxy except by actual notice of revocation to the person presiding over a meeting of

the Associations. A proxy is void if it is not dated or purports to be revocable without notice. A proxy terminates eleven months after its date unless the proxy itself indicates an earlier termination date.

**4. Board Meetings.**

4.1 Governing Documents and Laws. Meetings of the Associations' Boards shall be conducted in accordance with the requirements of the Association Documents (especially by Bylaws), CCIOA and the Nonprofit Act, to the extent applicable.

4.2 Parliamentary Procedure. Unless otherwise provided in the Association Documents, and except as set forth in the code of conduct below, meetings of the Board shall be conducted in accordance with (a) Goldberg's Rules of Order or (b) such other generally recognized rules of parliamentary procedure as may be adopted by resolution of the Board.

4.3 Code of Conduct. The following code of conduct shall apply to meetings of the Board:

4.3.1 Board members Directors shall conduct themselves in a professional and businesslike manner.

4.3.2 No personal attacks may be made against other Board members, Association Members, residents or managing agents.

4.3.3. Directors shall at all times speak and otherwise behave with common courtesy and civility. In particular, Board members shall refrain from personal attacks, and from using profane, rude or threatening language.

4.3.4 Though differences of opinion are inevitable, they must be expressed in a professional and businesslike manner.

4.4 Order of Business. Unless otherwise provided in the Association Documents, or unless a different order of business is set forth in any meeting agenda established by the Board, the order of business at meetings of the Board will be the following:

- Establish quorum
- Call meeting to order
- Approve the minutes of the prior meeting
- Committees/officers reports
- Election of directors (if annual meeting).
- Old business.
- New Business.
- Adjourn

4.5 Meeting Minutes. Minutes of Board meetings will be taken by (a) the Associations' Secretaries, (b) in the absence of the Secretary, any other officer designated by the presiding chair, or (c) a representative of the Associations' management company provided that the Secretaries must review and sign the minutes prepared by such representative, and further

provided that the Secretaries are ultimately responsible for the accuracy of the minutes. The minutes will be maintained in the Associations' permanent records. Because minutes of Member meetings will be taken and in order to encourage full discussion by the Members, no Member meeting may be recorded by audio or video means unless otherwise allowed by the Board in its sole discretion.

4.6 Executive Sessions. Executive or closed-door sessions of the Board shall be conducted in accordance with CCIOA (C.R.S § 38-33.3-308). Specifically with regard to delinquency issues concerning members, all discussions regarding delinquency shall be held in executive session. To proceed with collection action against any member, after compliance with all requirements of the Associations' Collection of Unpaid Assessments Policy, a majority of the Board, at a meeting at which a quorum is present, must vote to pursue collection. Upon request of the delinquent member has the right to request the results of any relevant vote regarding the Member's delinquency. A record of such vote will be maintained in the Associations' permanent records.

5 Variations.

The Board may from time to time vary from the requirements set forth in this Policy if the Board determines in its sole discretion that such variance is reasonable under the circumstances.

6. Amendment.

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

**CERTIFICATION**

The Undersigned, being the duly elected and acting President or Secretary of the Glacier View Meadows Road & Recreation Association, a Colorado nonprofit corporation, and Glacier View Meadows Water & Sewer Association, A Colorado nonprofit corporation ("Association") certifies that the foregoing Policy for Conduction Association Meetings was approved by the vote of a majority of the Association's Board members at a meeting the Association's Board held on 11/16/2022.

Glacier View Meadows Road & Recreation Association,  
a Colorado nonprofit corporation

By: 

Paul Burek, Secretary

Glacier View Meadows Water & Sewer Association,  
a Colorado nonprofit corporation

By: 

Robert Lewis, Secretary