

**RESOLUTIONS OF THE BOARD OF DIRECTORS OF STARGATE  
HOMEOWNERS ASSOCIATION, INC.**

**A resolution of the Board of Directors of Stargate Homeowners  
Association, Inc., adopting responsible governance polices for  
Stargate Homeowners Association, Inc.**

WHEREAS, Colo. Rev. Stat. § 38-33.3-209.5 requires that to promote responsible governance, common interest community associations shall adopt policies, procedures, and rules and regulations concerning the following matters:

- a. Procedures for the adoption and amendment of policies, procedures, and rules (Policy 1);
- b. Handling of conflicts of interest involving board members (Policy 2);
- c. Collection of unpaid assessments (Policy 3);
- d. Conduct of meetings (Policy 4);
- e. Enforcement of covenants and rules, including notice and hearing procedures and the schedule of fines (Policy 5);
- f. Procedures for addressing disputes arising between the association and unit owners (Policy 6);
- g. Inspection and copying of association records by unit owners (Policy 7);
- h. Investment of reserve funds (Policy 8); and
- i. When the association has a reserve study prepared for the portions of the community maintained, repaired, replaced, and improved by the association; whether there is a funding plan for any work recommended by the reserve study and, if so, the projected sources of funding for the work; and whether the reserve study is based on a physical analysis and financial analysis (Policy 9).

WHEREAS, Stargate Homeowners Association, Inc. is a common interest community under Colorado law;

WHEREAS, pursuant to Colo. Rev. Stat. § 38-33.3-303(1)(a), except as otherwise provided in the declaration, the bylaws or any other provision of Article 33.3, the executive board may act in all instances on behalf of the association;

WHEREAS, the Board, in furtherance of its duties to manage the planned community for the purposes set forth in the Declaration, desires to adopt the policies, procedures, and rules and regulations concerning the matters required under Colo. Rev. Stat. § 38-33.3-209.5.

STARGATE HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS

**BOARD OF DIRECTORS CERTIFICATION:** The undersigned, being the Board of Directors of the Association, certifies that the foregoing Resolution was adopted at a duly called and held meeting of the Board of Directors on July 23, 2019 and in witness thereof, the undersigned has subscribed his/her name.

STARGATE HOMEOWNERS ASSOCIATION, INC.

By: 

By: 

By: 