

**UNANIMOUS CONSENT TO ACTION OF
THE BOARD OF PROMONTORY POINT SOUTH
AT HIGHLAND MEADOWS ASSOCIATION**

Pursuant to the Colorado Revised Nonprofit Corporation Act, the undersigned being all of the Directors of Promontory Point South at Highland Meadows Association, a Colorado nonprofit corporation ("Association"), unanimously consent to the adoption of the following resolutions effective as of the 1st of December, 2018.

1. Bylaws.

RESOLVED, that the Bylaws of Promontory Point South at Highland Meadows Association having the same effective date as this Consent are approved and adopted as the Bylaws of the Association.

2. Board Size.

RESOLVED, that the Board of Directors shall consist of six Directors until such time as the Board size is changed in accordance with the Bylaws.

3. Officers.

RESOLVED, that the following persons are elected officers of the Association to serve until their successors have been elected and duly qualified:

Jack Shepard	President
James Moss	Vice President
Beth Stevens	Treasurer
Wanda Koch	Secretary

4. Bank Account.

RESOLVED, that the Treasurer is authorized to open a bank account on behalf of the Association with Guaranty Bank & Trust, 1210 El Mulberry Street, Fort Collins, Colorado. The President and Secretary are authorized to execute such banking and borrowing resolution as may be requested by the bank.

5. Budget.

RESOLVED, that the budget for the coming year, a copy of which is attached as **Exhibit A** and incorporated by reference, is approved and adopted on the behalf of the Association.

FURTHER RESOLVED, that the Officers of the Association are authorized and instructed to do or cause to be done all such acts and things which are necessary or appropriate for the implementation of said budget, including the collection of assessments reflected in the budget.

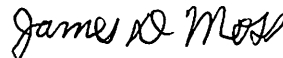
6. Responsible Governance Policies.

RESOLVED, that the following Responsible Governance Policies for the Association effective as of the date of this Unanimous Consent are approved and adopted:

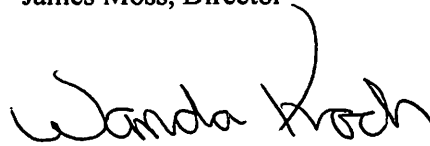
- Policy for Conducting Association Meetings
- Policy for Handling Conflicts of Interest of Executive Board Members
- Policy Regarding Inspection and Copying of Association Records
- Reserve Policy
- Policy for Collection of Unpaid Assessments
- Policy for Enforcement of Covenants and Rules (including Notice and Hearing Procedures and Schedule of Fines)
- Procedures for the Adoption and Amendment of Policies, Procedures and Rules
- Miscellaneous Policies

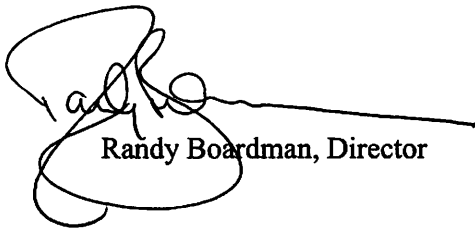
Effective as of the date set forth above.


Jack Shepard, Director


James Moss, Director


Beth Stevens, Director


Wanda Koch, Director


Randy Boardman, Director

**EXHIBIT A
TO
UNANIMOUS CONSENT TO ACTION OF
THE BOARD OF PROMONTORY POINT NORTH AT HIGHLAND MEADOWS
HOMEOWNERS ASSOCIATION**

Initial Association Budget