

**RESOLUTION
OF THE
CHERRYWOOD II HOME OWNERS ASSOCIATION**

**ADDRESSING PROCEEDURES FOR COPYING AND INSPECTING
ASSOCIATION RECORDS**

**ADOPTING PROCEEDURES TO COMPLY WITH SENATE BILL 06-089
AND 05-105**

SUBJECT: Adoption of a policy and procedures to comply with the Senate Bills referenced above regarding the inspection and copying of Associations records for Owners, Board members and the Public.

PURPOSE: To adopt a policy regarding an Owner's and publics right to inspect and copy Association records and identification of records to be permanently retained by the Association. To adopt a standard procedure to be followed when an owner chooses to inspect or copy Association records..

AUTHORITY: The Declaration, Bylaws, Articles of Incorporation and Colorado Law.

EFFECTIVE DATE: January 1, 2008

RESOLUTION: The Association hereby adopts the following procedures regarding the operation of the HOA.

1. RECORDS

The Association shall permanently retain the following records as required by Colorado law:

- a. Minutes of all Board and Owner Meetings
- b. All actions taken by board or unit Owners by written ballot in lieu of meeting
- c. All actions taken by committee on behalf of the Board instead of the Board acting on behalf of the Association.
- d. All waivers of the notice requirements for unit Owners meetings, Board member meetings, or committee meetings.

2. INSPECTION/COPYING ASSOCIATION RECORDS

An Owner or his/her authorized agent is entitled to inspect and copy any of the books and records of the Association, subject to the following conditions:

- a. The inspection and copying of the records of the Association will be at the Owners expense.

- b. The inspection and or copying of the records shall start with the review of the Associations web site where an Owner may review all records and download the ones needed for printing. If Owner needs copies of any records other than from the web site, then the Owner shall make a written demand of the Board during regular business hours to make arrangements for the copies. The written demand shall state the name of the record(s) needed and the purpose for the records. Said demand shall give the Board at least five business days before the date the Owners need the record copy.

3. PUBLIC INSPECTION/COPYING OF RECORDS

The public's access to the Associations records shall be limited to review and or copying of the records located on the web site.

4. PROPER PURPOSE/LIMITATION

The Owners use of the records shall only be for any legal purpose related to the Owners interest as an Owner as determined in the sole decrerion of the Board.

5. EXCLUSIONS

The Board may at its sole discretion deny access to records which it considers confidential.

6. DEVIATIONS

The Board may deviate from the procedures set forth in this Resolution in its sole discretion such deviation is reasonable under the circumstances.

7. AMENDMENT

This policy may be amended at any time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Cherrywood II HOA, Inc. a Colorado Non-profit Corporation, certifies that the following Resolution was adopted by the Board of Directors of the HOA, at a duly called and held meeting of the Owners and Board on this just Day of January 2008 and witness thereof, the undersigned has subscribed his/her name.

CHERRYWOOD II HOA, INC.
A Colorado nonprofit Corporation

By: 
President