

# **WELLINGTON NEIGHBORHOOD ASSOCIATION POLICIES AND PROCEDURES**

SUBJECT: Policies and Procedures regarding the following:

- I. Record Retention and Disclosure;
- II. Records Inspection;
- III. Enforcement Policy;
- IV. Board Member Conflicts of Interest;
- V. Notice and Conduct of Meetings;
- VI. Use of Secret Ballot and Proxies;
- VII. Financial Audits and Review;
- VIII. Procedure for Insurance Claims;
- IX. Board Member Education;
- X. Alternative Dispute Resolution;
- XI. Collection of Unpaid Assessments;
- XII. Policy for Investment of Reserves.
- XIII. Procedures for Adoption and Amendment of Policies, Procedures and Rules.
- XIV. Standards and Procedures for Approval of Architectural Applications.

PURPOSES: To comply with Colorado law.

AUTHORITY: The Articles of Incorporation, the Declaration and Bylaws of the Wellington Neighborhood Association and Colorado law.

EFFECTIVE DATE: July 1, 2006.

WHEREAS, the undersigned, constituting all of the members of the Board of Directors (the "Board") in accordance with the Articles of Incorporation of Wellington Neighborhood Association (the "Articles"), the Declaration of Covenants, Conditions and Restrictions of the Wellington Neighborhood (the "Declaration") and the Bylaws of Wellington Neighborhood Association (the "Bylaws"), do hereby take the actions set forth below, and do hereby consent as follows; and

WHEREAS, The Board has deemed it advisable and determined it to be in the best interest of the Wellington Neighborhood Association (the "Association"), and also in keeping with the stated objectives of the Association as set forth in the Articles of Incorporation of the Association, to adopt the policies and procedures set forth herein, subject to:

(A) Definitions. Unless otherwise defined, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

(B) Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms of provisions of the Articles of Incorporation, Declaration, Bylaws and the law of the State of Colorado governing the community.