

RESOLUTION 2007-05

**OF THE BOARD OF DIRECTORS
PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC
POLICY FOR USE OF ASSOCIATION LEGAL COUNSEL**

WHEREAS, the Pagosa Lakes Property Owners Association was incorporated Under the laws of the State of Colorado on February 29th, 1972, and:

WHEREAS, The Declaration of Restrictions for Pagosa Lakes subdivisions allow For the Pagosa Lakes Property Owners Association to implement Policies for the Association, and:

WHEREAS, The Colorado Common Interest Community Act (as amended through September 2003), Section 38-33.3-302, states the Association may exercise any other powers necessary and proper for the governance and operation of the association,

THEREFORE, to clarify the Associations policy for the use of Association legal counsel, the following are the authorized methods for Pagosa Lakes Property Owners Association use of Legal Counsel:

- Any authorized PLPOA committee can ask the General Manager to obtain a legal opinion from counsel. If the General Manager concurs that a legal opinion is warranted, he/she works in conjunction with the committee to draft a request for legal opinion.
- If an individual Board Member wants a legal opinion, he/she shall bring the issue to the attention of the full Board either by email or at a Board meeting to determine if there is a consensus need for an opinion. If there is agreement that a legal opinion is needed, then the General Manager will work in conjunctions with the Board to draft the request of Counsel.

The General Manager's request for any legal opinion and Counsel's response will always be communicated to the full Board so that the Board is always apprised of all legal issues.

THEREFORE; BE IT RESOLVED Resolution 2007-05 was adopted this 14th day of June 2007 by the PLPOA Board of Directors.

President's And

Secretary's Certification: the undersigned, respectively being the President and Secretary of Pagosa Lakes Property Owners Association, a Colorado nonprofit corporation, certify that the foregoing **Resolution 2007-05** was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on 14 June 2007, and in witness thereof, the undersigned have subscribed their names.

Pagosa Lakes Property Owners Association, a Colorado nonprofit corporation,

By: _____
Gary Gray, President

Attest:

By: _____
Leona F. Payne, Secretary