

Greenspire at Windsor Lake Homeowners Association

The Board of Directors ("Board") of the Greenspire at Windsor Lake Homeowners Association ("Association") pursuant to Colorado law at a regular meeting of the Board, resolves as follows:

Resolution 2018-6 Disputes between the Association and Owners

1. Procedure for Addressing Disputes. In the event of any dispute between the Association and an owner for which a method, policy or procedure to address such dispute is not provided by the Declaration or Bylaws of the Association, the owner is invited and encouraged to meet with the Board or a Board Member to resolve the dispute informally and without the need for litigation. The Association shall make a reasonable effort to comply with the owner's request for a meeting.
2. Compromise and Settlement. To further open communications and to promote the informal resolution of such disputes, all statements and communications of any kind between the owner, the Association and the Board pursuant to this policy shall be considered offers to compromise and settle, and may not be used by either the owner or the Association in any subsequent proceedings in the event an informal, negotiated resolution is not reached. Furthermore, any settlement or compromise reached as a result of this policy shall not constitute a precedent for purposes of any other or subsequent dispute between the Association and any owner.
3. Alternative Dispute Resolution. Nothing in this policy shall be construed to require any specific form of alternative dispute resolution such as mediation or arbitration or require the parties to meet. In addition, nothing in this policy shall be construed to require the Association to mediate or arbitrate disputes between the owners.
4. Deviations. The Board may deviate from the above procedures when the Board, in its discretion, determines it to be necessary under the circumstances.

SECRETARY'S CERTIFICATION:

The undersigned Secretary of Greenspire at Windsor Lake Homeowners Association certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on June 1, 2018.

By: _____ Secretary