

**MINUTES OF THE ORGANIZATIONAL MEETING OF
THE VILLAS AT SUNRISE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Colorado Non-Profit Corporation**

The organizational meeting of The Villas at Sunrise Creek Homeowners Association, Inc. was held at the offices of the Hockersmith & Whitmore, LLC at 917 Main Street, Ouray, Colorado on June 6, 2019, at 1:30 p.m. The following were present:

Jack T. Petruccelli, Manager of Alpine Energy, LCC, Declarant of THE VILLAS AT SUNRISE CREEK, A COMMON INTEREST COMMUNITY, A/K/A SUNRISE CREEK III, FILING NO. 1 FINAL PLAT, CITY OF MONTROSE, MONTROSE COUNTY, COLORADO.

Also present was Michael D. Hockersmith, counsel to Declarant

Jack T. Petruccelli was appointed chairman of the meeting and Michael Hockersmith was appointed acting secretary. The chairman then presented and read to the meeting a copy of the Articles of Incorporation and reported that on May 22, 2019, the original thereof was electronically filed in the office of the Secretary of State of the State of Colorado. A copy of the Articles of Incorporation was ordered appended to the minutes of the meeting.

The chairman then declared that the following named individuals are Declarant-appointed directors of the Association, to wit: Jack T. Petruccelli, and that the directors would assume their responsibilities immediately and that this meeting should be considered as the first meeting of directors to organize the Association and to transact such business as should properly come before the meeting.

The acting secretary then presented a proposed form of bylaws. The bylaws were read to the meeting, considered, and upon motion duly made, seconded and carried, and adopted as and for the bylaws of the Association and ordered appended to the minutes of the meeting.

The chairman of the meeting then called for the appointment of officers of the Association. The following persons were thereupon appointed to the office preceding their names:

President: Jack T. Petruccelli
Secretary/Treasurer: Jack T. Petruccelli

Upon motion duly made, seconded and carried, it was:

RESOLVED, that the treasurer of the Association be and hereby is authorized to pay all charges and expenses incident to or arising out of the organization of the Association, and to reimburse any person who has made any disbursements therefore.

Upon motion duly made, seconded and carried, it was:

A handwritten signature in black ink, appearing to be the initials 'M' and 'P' intertwined, located in the bottom right corner of the page.

RESOLVED, that the office of the Association be established at 218 Sherman Street, Ridgway, CO 81432, and that the meetings of the Executive Board of Directors from time to time may be held at either the principal office or at such other place in or out of the State of Colorado as the Board of Directors shall, from time to time, order.

Upon motion duly made, seconded and carried, it was:

RESOLVED, that, for the purpose of authorizing the Association to do business in any state, territory or dependency of the United States or any foreign country in which it is necessary or expedient for the Association to transact business, the proper officers of this Association are hereby authorized to appoint and substitute all necessary agents or attorneys for service of process, to designate and change the location of all necessary statutory offices and, under the corporate authority, to make and file all necessary certificates, reports, powers of attorney and other instruments as may be required by the laws of such state, territory, dependency or country, to authorize the Association to transact business therein.

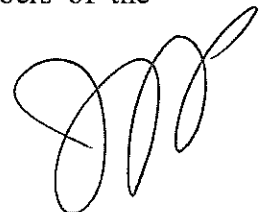
The chairmen then stated that it was desirable to designate a depository for the funds of the Association. Thereupon, upon motion duly made, seconded and unanimously adopted, it was:

RESOLVED, the treasurer be and hereby is authorized to open bank accounts on behalf of the corporation with whatever bank or banks the Treasurer and/or President deem necessary and/or appropriate. Any officer of the Association is empowered to execute any necessary document required by any bank in order to open up and establish bank accounts.

Upon motion duly made, seconded and carried, it was:

The chairmen then declared that there is no need to assess any Lots of any THE VILLAS AT SUNRISE CREEK, A COMMON INTEREST COMMUNITY, A/K/A SUNRISE CREEK III, FILING NO. 1 FINAL PLAT, CITY OF MONTROSE, MONTROSE COUNTY, COLORADO sums this year due to the fact that there are no expenditures contemplated at this time. Subject to the right of members of the Association to veto this action, the Executive Board, upon motion duly made, seconded and carried, it was:

RESOLVED, that there shall be assessed against each Lot of THE VILLAS AT SUNRISE CREEK, A COMMON INTEREST COMMUNITY, A/K/A SUNRISE CREEK III, FILING NO. 1 FINAL PLAT, CITY OF MONTROSE, MONTROSE COUNTY, COLORADO the sum of \$0.00 per month. Should the Board determine that funds are needed by the Association for the maintenance, upkeep, repair and capital improvements to THE VILLAS AT SUNRISE CREEK, A COMMON INTEREST COMMUNITY, A/K/A SUNRISE CREEK III, FILING NO. 1 FINAL PLAT, CITY OF MONTROSE, MONTROSE COUNTY, COLORADO or to otherwise carry out the business of the Association, the Board will notice a meeting to all members of the Association for such purpose pursuant to the Bylaws of the Association; and,

A handwritten signature in black ink, consisting of several loops and a long tail, located in the bottom right corner of the page.

FURTHER RESOLVED, that the given the decision to defer assessments, due to lack of contemplated expenditures, there is no need to adopt a budget and said decision is hereby approved subject to the veto of members of the Association; and,

FURTHER RESOLVED, that the Association proceed to carry on the business for which it was incorporated; and,

FURTHER RESOLVED, that the signing of these minutes shall constitute full ratification thereof and waiver of the notice of the meeting by the signatories.

There being no further business before the meeting, upon motion duly made, seconded and carried, the meeting was adjourned.

Dated this 6 day of June, 2019.



Jack T. Petruccelli, Director

CERTIFICATION

The undersigned hereby certifies that the above and foregoing represents a true record of the organizational meeting of the Executive Board of Directors of The Villas at Sunrise Creek Homeowners Association, Inc., a Colorado nonprofit corporation, duly held on the 6th day of June, 2019.



Michael Hockersmith, Acting Secretary