

**UNANIMOUS CONSENT IN LIEU OF ORGANIZATIONAL MEETING OF THE BOARD OF  
DIRECTORS OF  
STABLES VILLAGE OWNERS ASSOCIATION, INC.**

The undersigned, being all of the members of the Board of Directors of Stables Village Owners Association, Inc., a Colorado nonprofit corporation (“Association”), hereby consent to and take the following actions without a meeting as provided for by the Colorado Nonprofit Corporation Code:

1. Appointment of Board of Directors. Suzanne Allen Sabo, Tim Sabo and Ken Marsh have been appointed by the Declarant to serve as Directors until the first meeting of the Members of the Association at which Members are entitled to elect one or more Directors or until successors shall be elected and qualified.

2. Election of Officers. The following persons are elected to the corporate office set forth opposite his or her name, to serve for one year or until his or her successor is elected and has qualified:

<u>Office</u>	<u>Name</u>
President	Suzanne Allen Sabo
Secretary	Tim Sabo
Treasurer	Ken Marsh

3. Appointment of Design Review Board. Until successors are appointed, the Board of Directors shall serve as the Design Review Board.

4. Articles of Incorporation. The Articles of Incorporation of the Association, as filed with the Colorado Secretary of State on August 30, 2023, are approved as filed with and certified by the Secretary of State.

5. Bylaws. The Bylaws of the Association dated effective September 1, 2023 are approved by the Board of Directors and hereby adopted as the Bylaws of the Association. The Secretary is authorized to execute the Bylaws on behalf of the Association.

6. Rules and Regulations. The Rules and Regulations of the Association attached to this Consent as Exhibit “C” are approved by the Board of Directors and hereby adopted as the Rules and Regulations of the Association. The Secretary is authorized to execute the Rules and Regulations on behalf of the Association.

7. Responsible Governance Policies. The Responsible Governance Policies of the Association attached to this Consent as Exhibit “D” are approved by the Board of Directors and hereby adopted as the Responsible Governance Policies of the Association. The President is authorized to execute the Responsible Governance Policies on behalf of the Association. The Responsible Governance Policies include the Association’s policies governing the following:

- a. Collection of Unpaid Assessments.
- b. Conflict of Interest.
- c. Conduct of Meetings/Parliamentary Rules.
- d. Covenant and Rule Enforcement; Notice and Hearing; Dispute Resolution.
- e. Schedule of Fines.
- f. Recordkeeping, Inspection and Copying of Association Records.
- g. Disclosures to Members/Means and Methods of Disclosures.
- h. Investment of Reserve Funds.
- i. Reserve Study Policy.
- j. Procedures for the Adoption and Amendment to Policies, Procedures and Rules.
- k. Owner and Board Education.

8. Design Guidelines. The Design Guidelines of the Association attached to this Consent as Exhibit "E" are approved by the Board of Directors and hereby adopted as the Design Guidelines of the Association.

9. Adoption of Initial Budget and Imposition of Initial Assessments. The Board has reviewed the initial annual budget for the Association, a copy of which is attached hereto as Exhibit "F" ("Budget") and the Association's initial reserve study. The Board hereby approves the Budget and adopts the initial Annual Assessments of the Association at the rate of \$\_\_\_ per month for single family units, \$\_\_\_ per month for duplex units, and \$\_\_\_ per month for small duplex units. The expenses of the Association will be paid when such expenses come due from the assessments collected under the Declaration.

10. Property Management Contract. The Board has reviewed the Property Management Contract with \_\_\_\_\_ attached hereto as Exhibit "G" and hereby approves such contract. The President is authorized to execute the Property Management Contract on behalf of the Association.

11. Insurance. The President is authorized to purchase the insurance policies to be provided by the Association as set out in the Declaration at a time he believes is appropriate.

12. Banking Arrangements. The President is authorized to obtain one or more bank accounts and to execute banking resolutions in the customary form of the bank at the discretion of the President.

13. Appointment of Counsel and Accountants. The President is authorized to retain counsel and accountants for the Association to assist and advise in connection with legal and accounting matters.

14. Fiscal Year. The fiscal year of the Association is hereby set so as to end on the last day of December of each year.

15. Federal Tax Identification Number. The President is authorized to obtain a Federal Tax Identification Number for the Association.

[SIGNATURE PAGE FOLLOWS]

This Unanimous Consent in Lieu of Organizational Meeting of the Board of Directors of the Stables Village Owners Association, Inc. is adopted by the Board of Directors of the Association on this \_\_\_ day of \_\_\_\_\_, 2023.

BOARD OF DIRECTORS:

---

Suzanne Allen Sabo

---

Tim Sabo

---

---

## TABLE OF EXHIBITS

Exhibit A	Articles of Incorporation
Exhibit B	Bylaws
Exhibit C	Rules and Regulations
Exhibit D	Responsible Governance Policies
Exhibit E	Design Guidelines
Exhibit F	Budget
Exhibit G	Property Management Contract