

**ENCLAVE AT KEYSTONE ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING  
JANUARY 28, 2020**

**I. CALL THE MEETING TO ORDER**

The Enclave at Keystone Association Special Board of Directors Meeting was called to order at 8:30 a.m. in the Enclave at Keystone Clubhouse.

**II. ROLL CALL, PROXIES & INTRODUCTIONS**

Board Members Participating (\*via teleconference) Were:

Patty Howell, President, #34                      Sharon O'Connell, Vice President, #42\*  
Tom Baugh, Treasurer, #24                      Richard Nadolink, Secretary, #11  
Meredith Van Dyne, Member, #16

Representing Basic Property Management was Gary Nicholds. Lindsay Smith, Attorney participated via teleconference.

**III. DISCUSSION OF RESOLUTION**

**Motion:** Patti Howell moved that the Resolution that is the subject of this Special Meeting be treated as an emergency in accordance with the Association's policy on the adoption and amendment of rules and policies because of the urgency to obtain and bind insurance coverage for the Enclave. Tom Baugh seconded and the motion was unanimously approved. Coverage with Community Association Underwriters (CAU) will expire March 1, 2020.

The Resolution prepared by Lindsay Smith to address the ambiguity in the insurance provisions of the Declaration was reviewed and discussed. Insurance counsel and the Association's insurance agent reviewed and approved the Resolution before the meeting. No changes were made subsequent to their review.

**Motion:** Patti Howell moved the Resolution be approved as presented. Meredith Van Dyne seconded and the motion was unanimously approved. A copy of the Resolution will be sent to owners, Association insurance broker and will be posted on the website.

**IV. ADJOURNMENT**

The meeting was adjourned at 9:04 a.m.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_