



202400771513

Book 1196 Page(s) 755-767

4/22/2024 10:51 AM

BYLAWS

Doc Fees \$0.00

\$73.00

Karrie L. Apple, COUNTY RECORDER

Filed for Record in LAS ANIMAS, CO

# EAGLES LANDING RANCH LANDOWNERS' ASSOCIATION, INC. BYLAWS

Revised: March 26, 2024

Includes language promulgated by DORA: HB13-1276 (HOA Debt Collection)

Revision History: July 2020, March 2020, July 2014, July 2007, July 1997 [Original]

The name of the corporation shall be Eagles Landing Ranch Landowners' Association, Inc., a Colorado non-profit corporation (hereinafter referred to as the "Association").

## ARTICLE I: Purpose & Definition

1) **Purpose** -The business objectives and purpose for which the Association is formed are as follows:

A) To be and constitute the Association, to which reference is made in the Declaration of Protective Covenants (hereinafter referred to as the "Covenants") recorded in the office of the County Clerk and Recorder of the County of Las Animas, Colorado, relating to a land subdivision in the county of Las Animas, Colorado (hereinafter referred to as the "Development"), as follows:

Filing No. 1 on 9/26/1996, in Book 934, Page 1009, Rec #620662

Filing No. 2 on 8/11/1997, in Book 947, Page 274, Rec #626226

B) To perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as specified herein.

C) To provide an entity for the furtherance of the interest of the owners of the individual lots within the Development (hereinafter referred to as the "Lot Owners").

2) **Assent** - All present and future Lot Owners, and tenants of Lot Owners, are subject to the regulations set forth in these Bylaws. The mere acquisition or rental of any one of the subdivided tracts of land (hereinafter referred to as a "Lot") of the Development, or the mere occupancy of the Lot, shall constitute ratification of and consent to be governed by these Bylaws.

3) **Definitions** - Unless otherwise specified, all Definitions from Section 1 of the Declaration of Protective Covenants of Eagles Landing Ranch Landowners' Association, Inc. shall have the same meanings in this document. Such terms include, but are not limited to: Lot, Lot Owner, Common Easements, Landowners' Association, Membership, Board of Directors, Director, Super Majority, Majority of Members, Simple Majority, and Fiscal Year.

## **ARTICLE II: Membership, Voting, Majority of Lot Owners, Quorum & Proxies**

- 1) **Membership** - The Association shall be a membership corporation, without certificates or shares of stock. There shall be one class of membership and there shall be one membership in the Association for each such Lot within the Development, as defined in the Covenants, which shall be held by the Lot Owner, including the successors and assignees of any Lot located in Eagles Landing Ranch and subject to the Covenants.

Membership voting rights shall be based upon the number of memberships owned. There will be one vote allotted for each membership owned. All Members shall be entitled to vote on all matters, as provided above. Cumulative voting is prohibited. No person or entity, other than a Lot Owner, may be a Member of the Association. Members shall have no preemptive rights to purchase other Lots or the memberships appurtenant thereto.

If title to a Lot is held by more than one person, or by a firm, corporation, partnership, association or other legal entity, or any combination thereto, such Lot Owners shall designate one individual to be the Member, for purposes of voting at meetings of the Association. The name of such designated Member shall be recorded with the Secretary of the Association. Such designation shall be effective and remain in force, unless voluntarily revoked, or amended by notice to the Secretary of the Association, or sooner terminated by operation of law. Within thirty (30) days after revocation, amendment, or termination hereof, however, the Lot Owner shall reappoint one individual to be the Member for such purposes.

A membership in the Association and the share of a Member in the assets of the Association, shall not be assigned, encumbered, or transferred in any manner, except as an appurtenance transfer to the holder of a mortgage, deed of trust, or other security instrument on a Lot, as further security for a loan secured by a lien on such Lot.

A transfer of membership shall occur automatically, upon the transfer of title of a Lot to which the membership pertains. The Bylaws of the Association may, however, contain reasonable provisions and requirements with respect to recording such transfer on the books and records of the Association.

The Association may suspend the voting rights of a Member for failure to comply with rules and regulations, the Bylaws of the Corporation or with any other obligations of the Lot Owner under the Covenants, or any agreement created hereunder.

The Bylaws may contain provisions, not inconsistent with the foregoing, setting forth the rights, privileges, duties and responsibilities of the Members.

- 2) **Classes of Membership** - There shall be one (1) class of membership.
- 3) **Voting Rights** - There shall be afforded one (1) vote for each membership owned.
- 4) **Quorum** - Except as otherwise provided in these Bylaws, the presence, in person or by proxy, of more than twenty-five percent (25%) of the membership, shall constitute a quorum. An affirmative vote of a Simple Majority entitled to vote at a meeting, determined by the presence of the voters, or by proxy, shall be required to transact business.
- 5) **Proxies** - Votes may be cast in person or by proxy. The proxies will be recorded in the Minutes. Such proxies shall be effective and remain in force, unless voluntarily revoked or amended, by notice to the Secretary of the Association, or sooner terminated by operation of law.
- 6) **Voting by Mail** - The Board of Directors may decide that voting of the Members shall be by mail, with respect to any properly noticed matter, or to any particular election of Directors, or with respect to adoption of any proposed amendment to the Protective Covenants or ByLaws, or adoption of any proposed plan of merger, consolidation, or dissolution.

In case of election of Directors by mail, the existing Board of Directors shall nominate candidates and shall advise the Secretary, in writing, of the names of nominated Directors, sufficient to constitute a full Board of Directors, and of the date at least fifty (50) days after such advisement is given, by which all votes are to be received. The Secretary, within five (5) days after such advisement is given, shall give written notice of the number of Directors to be elected and of the names of the nominees to all Members. The notice shall state any such Member may nominate an additional candidate or candidates, not to exceed the number of Directors to be elected, by notice in writing to the Secretary at the specified address of the principal office of the Association, to be received on or before a specified date fifteen (15) days from the date the notice is given by the Secretary. Within five (5) days after such specified date, the Secretary shall give written notice to all Members, stating the number of Directors to be elected and the names of all persons nominated by the Board of Directors and by the Members, on or before said specified date and stating that each Member or its proxy of record may cast a vote by mail and the date established by the Board of Directors by which such votes must be received by the Secretary, at the address of the principal office of the Association, which shall be specified in the notice. Votes received after that date shall not be effective. All persons elected as Directors, pursuant to such an election by mail, by receipt of the number of votes required by applicable law, shall take office effective on the date specified in the notice for receipt of such votes.

In the case of a vote by mail, relating to any properly noticed matter, or to any proposed amendment to the Protective Covenants or Bylaws, or adoption of a proposed plan of merger, consolidation, or dissolution, the Secretary shall give notice to all Members of record. Notices

shall include a proposed written resolution, setting forth the description of the proposed action, and shall state that such persons are entitled to vote, by mail, for or against such proposal and stating a date, not less than twenty (20) days after the date such notice shall have been given, on or before which all votes must be received and stating that they must be sent to the specified address of the principal office of the Association. Votes received after that date shall not be effective. Any such proposal shall be adopted, if approved by the type Majority required for that vote.

Delivery of a vote in writing, to the principal office of the Association, shall be equivalent to receipt of a vote by mail at such address for the purpose of this Section.

### **ARTICLE III: Administration & Meetings of Members**

- 1) **Association Responsibilities** - The Lot Owners will constitute the Association, who will have the responsibility of administering the Development, by a Board of Directors.
- 2) **Place of Meetings** - Meetings of the Association shall be held at such place as the Board of Directors may determine.
  - A. Virtual Meetings may be held in place of physical meetings, so long as the following qualifications are met:
    - a. A physical meeting must present a risk to the membership (including health, fire, and other issues that we can't yet imagine).
    - b. The Board of Directors must be in agreement on the necessity of such a meeting.
    - c. Any change of meeting from Physical to Virtual shall keep the same date and time as the on-time Meeting Notice sent 30 days prior to the meeting (if the Notice has been sent).
    - d. A notice shall be sent to the membership via eMail that such a change from physical to virtual is being considered. The membership must be given at least three days to weigh in and respond to moving the meeting to Virtual.
    - e. The Amended Notice of Annual Meeting shall be sent out no less than one week prior to the originally scheduled Physical meeting, if a Meeting Notice was sent out 30 days prior to the scheduled Meeting. If the 30-day Notice has not yet been sent, then the timeline of the Virtual meeting shall follow the notice requirements for Annual or Special Meetings in Article III, Section 5 of these ByLaws.
- 3) **Annual Meeting** - The annual meeting of the Association shall be held on a Saturday in July. At each annual meeting, the Members shall elect a slate of Directors for the Board of Directors, in accordance with the requirements of Article IV, Section 5 of these ByLaws. The

Members may also transact such other business of the Association as may properly come before them.

- 4) **Special Meetings** - The President shall call a special meeting of the Members, when so directed by resolution of the Board of Directors, or upon presentation to the Secretary of a petition signed by at least ten percent (10%) of the Members. No business shall be transacted at a special meeting, except as stated in the notice, unless by consent of at least twenty-five percent (25%) of the membership interests, either in person or by proxy.
- 5) **Notices** - Notices of annual and special meetings shall be given by the President or the Secretary of the Association, by regular mail, addressed to the registered address of the Members, at least thirty (30) days prior to the date set for such meeting. Any such notice shall state the date, time and place of the meeting and if the meeting is a special meeting, the purposes thereof. Waiver of notice, either in person or by proxy, and signed either before, at, or after any meeting, shall be a valid substitute for service. The certificate of the President or Secretary that notice was duly given, shall be prima facie evidence thereof.
- 6) **Adjourned Meeting** - If any meeting of the Members cannot be organized because a quorum has not attended, the Members who are present, either in person or by proxy, may adjourn the meeting to a time, not less than forty-eight (48) hours from the time the original meeting was called.
- 7) **Order of Business** - The order of business at all annual meetings of the Members shall be as follows:
  - A. Roll Call
  - B. Proof of notice of meeting, or waiver of notice
  - C. Reading of minutes of preceding meeting
  - D. Reports of officers
  - E. Reports of committees
  - F. Election of Board of Directors
  - G. Unfinished business
  - H. Approval of new budget
  - I. New business

The order of business at all special meetings of the Members shall be stated in the notice of special meeting, pursuant to Article III, Section 4 of these ByLaws.

## ARTICLE IV: Board of Directors

- 1) **Number and Qualification** - The affairs of this Association shall be governed by a Board of Directors, composed of not less than three (3) persons, selected by the Members, as provided herein. Any person serving as a Director shall be an owner of a Membership, and only one owner per Membership may serve on the Board of Directors.
- 2) **Powers and Duties** - The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the Development.
- 3) **Other Powers and Duties** - The Board of Directors shall be empowered and shall have the following duties:
  - A. To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations, and all other provisions set forth in the Covenants, referred to in Article I, Section 1 of these Bylaws.
  - B. To establish, make, and enforce compliance with such reasonable rules and regulations as may be necessary for the operation of the Common Easements, with the right to amend it from time to time.
  - C. To keep, or cause to be kept, in good order, condition, and repair, all Common Easements and all items of common personal property, if any.
  - D. To handle billing and collection of Annual Assessments, as outlined in Article VII, Section 1 below.
  - E. To protect and defend the Association from loss and damage, by suit or otherwise.
  - F. To borrow funds and to execute all such instruments evidencing such indebtedness, as approved by a Super Majority vote of the membership. Any such indebtedness shall be the obligation of all the Lot Owners, only in the same portion as their interest in the Common Easements.
  - G. To enter into contracts within the scope of their duties and powers.
  - H. To establish and maintain a bank account for the common treasury and for all separate funds, which are required or may be deemed advisable by the Board of Directors.
  - I. To keep and maintain full and accurate books and records, showing all the receipts, expenses, or disbursements, and to permit examination thereof, by the Lot Owners or their mortgagees at convenient weekday business hours.
  - J. To prepare and deliver annually, to each Lot Owner, a statement showing at least a summary form of all receipts, expenses, and disbursements since the last statement.
  - K. To designate and remove personnel necessary for the maintenance, operation, repair, and replacement of the Common Easements.
  - L. To distribute the minutes of any meeting of the Board of Directors or membership to all members within one month of each meeting.

- M. In general, to carry on the administration of this Association and to do all of those things necessary and reasonable in order to carry out the communal aspect of Lot Ownership.
- 4) **Management Agent** – The Board of Directors may employ, for the Association, a management agent or manager, at a compensation established by the Board, to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Article IV, Section 3 hereof. The employment and designation of a manager or management agent (“Managing Agent”) shall not relieve the Board of Directors from its responsibility herein, pursuant to the Covenants.
  - 5) **Election and Term of Office** – The Board of Directors shall be elected annually, at the annual meeting of the Members, by a vote of the Members present, in person or by proxy.
  - 6) **Vacancies** – Vacancies in the Board of Directors, caused by any reason other than the removal of a Director by a vote of the Association, shall be filled by the remaining Board Members. Should such vacancy result in the Board of Directors having less than three Board Members, a Special Election shall be required to be sent to the Membership.
  - 7) **Removal of Directors** – Directors may be removed by approval of a Simple Majority of the membership, and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been so proposed by the Members, shall be given an opportunity to be heard at the meeting.
  - 8) **Organization Meeting** – The first meeting of a newly elected Board of Directors shall be held immediately following or during (a break of) the Annual Meeting of Members. No notice shall be necessary to the newly elected Directors in order to legally call this first meeting.
  - 9) **Regular Directors’ Meetings** – Regular Meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of these meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone, or telegraph electronic correspondence, at least three (3) days prior to the day named for such meeting.
  - 10) **Special Directors’ Meetings** – Special meetings of the Board of Directors may be called by the President on three (3) days’ notice to each Director, given personally or by mail, telephone, or telegraph electronic correspondence, which notice shall state the time, place (as herein above provided), and purpose of the meeting. The President or Secretary shall call a Special meeting of the Board of Directors, in like manner and on notice, on the written request of a Director.

- 11) **Waiver of Notice** – Before, at, or after any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice, by them, of the time and place thereof. If all Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.
- 12) **Quorum** – At all meetings of the Board of Directors, a majority thereof shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting, at which a quorum is present, shall be the acts of the Board of Directors. If at any meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called, may be transacted without further notice.

## **ARTICLE V: Officers**

- 1) **Designation** – The Officers of the Association shall be a President, a Vice-President, a Secretary, a Treasurer, and Director at Large, all of whom shall be the Board of Directors. Additionally, the Past President, so long as they are still a Lot Owner and remain on the Board of Directors, shall hold an Officer vote on any issue.
  - A. **Election of Officers** - The Officers of the Association shall be elected annually, by the members of the Board of Directors, at the organizational meeting of each new Board, and shall hold office at the pleasure of the Board. Any person may hold any two offices concurrently, except for the President, who may not hold another office. The office of Vice-President need not be filled.
  - B. **Qualification for Officer** – The officers of the Association must be members of the Board of Directors. Additionally, no Officer may have a familial relationship, or share Memberships with any other Officer of the Board of Directors.
- 2) **President** - The President shall preside at all meetings of the Association and the Board of Directors. The President shall have all of the general powers and duties which are usually vested in the office of the President of a non-profit corporation, including, but not limited to, the power to appoint committees from among the Members, from time to time, as the President may, at their discretion, decide is appropriate to assist in the conducting of the affairs of the Association.



- 3) **Vice-President** - A Vice-President shall have all the powers and authority and perform all of the functions and duties of the President, in the absence of the President, or their inability, for any reason, to exercise such powers and functions or perform such duties.
- 4) **Secretary** - The Secretary shall keep the minutes of meetings of the Board of Directors and minutes of the Association. The Secretary shall have charge of such books and papers as the Board may direct, and shall, in general, perform all the duties incident to the office of the Association. The Secretary shall maintain a complete list of Members, including their Lot information, registered mailing addresses, and other contact information. Such list shall be open to inspection by Members and other persons lawfully entitled to inspect the same at reasonable times, during regular business hours.
- 5) **Treasurer** - The Treasurer shall have the responsibility for Association funds and shall be responsible for keeping full and accurate financial records and books of the account of the Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, in such depositories as may, from time to time, be designated by the Board of Directors. The Treasurer may also serve as Secretary, in the event the Secretary is absent.
- 6) **Director At Large** - Additional officer with voting power.
- 7) **Past President** – Additional officer with voting power.

## **ARTICLE VI: Indemnification of Officers and Directors**

**Indemnification** - The Association shall indemnify every Director or Officer and their heirs, executors and administrators against all loss, cost, and expense, including counsel fees, reasonably incurred by them in connection with any action, suit, or proceeding, to which they may be made a party, by reason of their being or having been a Director or Officer of the Association, except as to matters in which they shall be finally adjudged in such action, suit, or proceeding, to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement, as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct, in the performance of their duty as such Director or officer, in relation to the matter involved. The foregoing rights shall not be exclusive of other rights, to which such Director or officer may be entitled. All liability, loss, damage, cost and expense incurred or suffered by the Association, by reason or arising out of or in connection with the foregoing indemnification provisions, shall be treated and handled by the Association as common expenses. Nothing contained in this Article VI shall, however, be deemed to obligate the Association to indemnify any Member or Lot Owner, who is or has been a Director

or officer of the Association, with respect to any duties or obligations assumed, or liabilities incurred by them under and by virtue of the Covenants, as a Member or Lot Owner covered thereby.

## **ARTICLE VII: Obligation of Lot Owners**

### **1) Annual Assessment Invoices**

- A. Annual assessments are due and payable each fiscal year covering the period of July 1 through June 30. The following are dates that apply to the billing, payment and collection of those assessments:
- June 1 – an invoice of the Assessment shall be issued no later than June 1 preceding the fiscal year.
  - July 1 – assessments shall be due and paid according to the invoice instructions.
  - August 1 – unpaid assessments shall start to accrue a late penalty of 2% per month, billed at the beginning of each month period.
  - February 1 – Lot Owners with unpaid assessments shall be sent a Notice of Intent to File a Lien. Such notice shall state clearly the total amount owed and how that amount was calculated, including a charge for the Notice and its service via certified mail. The Notice will also outline how the deficiency may be cured, and legal remedies available to the Association, which include the ability to foreclose upon the Lien once recorded.
  - April 1 – Lot Owners with unpaid assessments at this time, who have not worked with the Treasurer on payment of those assessments per the earlier Notice sent, shall have a Lien recorded against the affected property. At this time, any fees associated with the filing of and removal of that Lien, as well as Attorney's fees if necessary to procure the Lien, shall be charged to the property. All amounts due must be paid before the Lien will be removed from the property.
- B. Lot Owners needing assistance of a Payment Plan must contact the Treasurer to ask for such plan.
- C. It is the responsibility of the Lot Owner to make sure that any payments and requests for Payment Plan have been received by the Treasurer.

### **2) Maintenance and Repair**

- A. Except as may be provided in the Covenants, every Lot Owner must perform, promptly, at such Lot Owner's expense, all maintenance and repair work within such Lot Owner's

Lot, and limited Common Easements, which if omitted, would affect the Development in its entirety, or any part belonging to another Lot Owner.

- B. A Lot Owner shall be obligated to reimburse the Association, or another Lot Owner, upon receipt of a statement for any expenditures incurred by the Association, or other Lot Owner, or both, in repairing or restoring any Common Easement, or any part of a Lot damaged, as a result of negligent or other tortious conduct of such Lot Owner, Member of their family, their agent, employee, invitee, licensee, or tenant.
  - C. The Lot Owner shall install and maintain a culvert to the common easement ditch, for all access routes to their property including driveways. The size & type of the culvert must be approved by the Association's Road Committee prior to installation. The Lot Owner shall not cause or allow excess water to flow down an access route onto the common easement roadway. The Lot Owner will be responsible for ensuring that the run-off is contained within the common easement ditches. Diversion of run-off uphill to the common road/ ditch will be undertaken by the Lot Owner at their expense. Should said Lot Owner fail to abate any problems subsequent to receipt of a letter from the Board of Directors, the Lot Owner will be required to reimburse the Association for all expenditures associated with actions undertaken by the Association to eliminate the problem. The Road Committee has full authority to determine which repairs shall be undertaken as a result of Lot Owner action/inaction: This includes but is not limited to the installation of culverts, repairs to any common easements or the repair of ditches.
- 3) **Mechanic's Lien** - Each Lot Owner agrees to indemnify and to hold each of the other Lot Owners harmless from all claims of any mechanic's lien filed against other Lots and the appurtenant Common Easements for labor, materials, services, or other products incorporated in the Lot Owner's Lot. In the event suit for foreclosure of a mechanic's lien is commenced, then within ninety (90) days thereafter, such Lot Owner shall be required to deposit with the Association, cash, or negotiable securities, equal to the amount of such claim, plus interest for one year, together with the sum of \$100. Such sum or securities shall be held by the Association, pending final adjudication, or settlement of the claim or litigation and shall be returned with interest, in the event the Lot Owner takes the steps necessary to remove said lien of foreclosure.
- 4) **General**
- A. Each Lot Owner shall comply strictly with the provisions of the Covenants.
  - B. Each Lot Owner shall always endeavor to observe and promote the cooperative purposes, for the accomplishments of which the Association was established.
  - C. Each Lot Owner shall inform the Association Secretary or Treasurer of any/all changes in address and contact information. The Association is not obligated under law to search for Lot Owners.

- 5) Use of Common Easements - Each Lot Owner shall use the Common Easements, in accordance with the purpose for which they were intended, without hindering or encroaching upon the lawful rights of the other Lot Owners.

## **ARTICLE VIII: Amendments**

**Amendments** - These Bylaws may be amended, per the Protective Covenants, by a Simple Majority of the Members, at a duly constituted meeting for such purpose or via mail voting. The notice of such meeting shall contain a summary of the proposed changes, or a copy of such proposed changes.

## **ARTICLE IX: Evidence of Ownership Registration or Mailing Address**

### **Registration of Mailing Address**

- 1) Each Lot Owner shall have one registered address, to be used by the Association, notices, demands, and all other communications; and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association, or other legal entity, or any combination thereof, to be used by the Association.
- 2) Such registered, address of an owner or owners shall be furnished by such Lot Owners, to the Secretary, after transfer of title; such registration shall be in written form and signed by all the Lot Owners, or by such persons as are authorized by law to represent the interest of (all of) the Lot Owners thereof.
- 3) If no such address is registered, or if all of the Lot Owners cannot agree, then no notices or information will be mailed, until another registered address is furnished, as permitted under this Section.

## **ARTICLE X: Restrictions**

**Non-profit Corporation** - This Association is not organized for profit. No member of the Board of Directors, or person for whom the Association may receive any property or funds, shall receive or shall be lawfully entitled to receive any pecuniary profit from the operations thereof, and in no event shall any part of the funds or assets of the Association be paid as salary or compensation to, or distributed to, or inure to the benefit of, any Member of the Board of Directors. The foregoing, however, shall neither prevent, nor restrict the following:

- 1) Reasonable compensation may be paid to any Member or Director, while acting as an agent or employee of the Association, for services rendered in affecting one or more of the purposes of the Association.
- 2) Any Member or Director may, from time to time, be reimbursed for their actual and reasonable expenses, incurred in connection with the administration of the affairs of the Association.

### CERTIFICATION

**IT IS RESOLVED** that the Association hereby adopts amended bylaws to be effective on and after the 26th day of March, 2024, by the Board of Directors of Eagles Landing Ranch Landowners' Association, Inc. a Colorado nonprofit corporation ("Association").

The undersigned Officers of The Eagles Landing Ranch Landowners' Association, Inc., do hereby certify that the above and foregoing Bylaws were duly adopted by a Majority of the Membership.

By:   
\_\_\_\_\_  
John Wenkman, President

By:   
\_\_\_\_\_  
Jon Romsdahl, Vice President

By:   
\_\_\_\_\_  
Melody May, Secretary-Treasurer

### **BOARD OF DIRECTORS of Eagles Landing Ranch Landowners' Association, 2023-2024**

- John Wenkman
- Jon Romsdahl
- Melody May
- Holly McKinney
- Joseph Gust
- Paul Bauman