

### ***Ruby Ranch HOA Executive Session Policy***

Regular and special board meetings must be open to owners, subject to the right of the board to adjourn a board meeting and reconvene in closed executive session to consider actions involving:

1. Personnel
2. Pending or threatened litigation
3. Contract negotiations
4. Enforcement actions
5. Confidential communications with the property owners' association's attorney
6. Matters involving the invasion of privacy of individual owners
7. Matters that are to remain confidential by request of the affected parties and agreement of the board.

Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.

Last updated: April 11, 2013