

BANKING:

Wells Fargo Bank

Mesa Mall Branch – 2415 Patterson Rd
Phone: 970-241-9000
Wellsfargo.com

Business Checking Account # *5806
Routing # *0076

Mailing Address: 744 Continental Ct
Cathy Fletcher

CD Savings Account # *738

Mailing Address: 2693 Wilshire Ct
Kyle Dickson

Deposits:

CD Purchase: 11/17/23 – Maturity date: 6/17/24 – 4.75 % Yield

7-day grace period to reinvest in different CD – or automatic 6 month renewal at new rate

Customer No. *7606 – Country Club Heights Property Owners Association

Authorized users:

Kyle Dickson – owner – full access and authority

User:

Password:

Cathy Fletcher – Authorized user (full access for Checking Account transactions)

Linda Wieland – transactions (signatory on checking account)

Reserve Funds Information:

Funds on deposit in Wells Fargo Certificate of Deposit Savings Account

Terms and interest rate vary by CDs purchased / held in account

CDs can be retired at maturity date and new issue purchased at best terms available at the time,

Or allowed to roll over to the default renewal CD at the terms offered at that time.

7-day grace period to choose a new product.

Initial Reserve Fund Account opened 11/17/23.

Annual deposit amounts to be recommended by Board of Directors each January (with budget proposal) and approved by the membership at the Annual Meeting.

CD Purchase: 11/17/23 – Maturity date: 6/17/24 – 4.75 % Yield

Applied to: Pump Replacement Fund

Fence Replacement Fund

2023: \$5000.00

\$0

Country Club Heights Property Owners Association
Business Information, Government Agencies, Vendors and Important Contacts
For Board of Directors and Officers

11/18/2023

SERVICE PROVIDERS:

Grand Valley Power

Phone: 970-2423-0040

www.gvp.org

Terms of service:

Active billing May through September only

Auto-billing in effect – do not pay (Wells Fargo checking acct)

Ditch Rider: Tom (970) 242-6438

Grand Valley Water Users

Phone: 970-242-5065

1147 24 Rd

GVWUA.com

Terms of service:

Billed annually in January. Assessments sent out first week of December.

3% discount if paid by end of January

See website for information regarding annual start-up and shut down dates.

Typical service from first of April through end of October.

State Farm Insurance

Phone: 970-242-0156

Receptionist: Jess

1-800-782-8332

Agent: Eric Lusby

584 Patterson Rd

Grand Junction, CO 81501

Policy no. ***92-3

Excel Energy: No account information – not a provider

City of Grand Junction: no account info – not a provider

Ute Water: Not a service provider

Munro Supply

Irrigation equipment supply

Account: ***69

Phone: 970-242-6810

735 S. 9th St

Grand Junction, CO 81501

Billing:

970-263-2233

PO BOX 519

GRAND JUNCTION, CO 81502

Liqui-Green
Account No.: ***68

Phone: 970-256-1928
570 S. Commercial
Grand Junction, CO 81505

- a. Terms of service:
 - a. Annual offer mailed each January. (approx. \$900 / yr)
 - b. Discount for annual pre-payment
 - c. Typically 4 service treatments each season (approx. \$238 each)
 - d. Coverage along 27 Rd between edge of pavement and fence
 - i. add Pump House and Mud Pit (not yet priced)
- b. **Note: This service is to be put out to bid for the 2024 fiscal year**
 - a. Mesa Turfmasters
 - b. TruGreen
 - c. All Star
 - d. Colorado Vegetation Management

Town & Country Lawn Service

Phone: 970-985-5038
Tclawnservice101@gmail.com
1324 18 ½ Rd
Fruita, CO 81521

Gary Troyer (and son: _____)

- a. Terms of service:
 - Provides underground piping system blow-out and winterization services billed each November (\$1855.00)
 - Provides annual system start-up service (billed to home owners)
 - Provides lawn care and sprinkler service to homeowners at their expense as contracted individually

Grand River Electric

Phone: 970-858-8993

- a. Electrical Contractor
 - i. Irrigation pump and controls wiring

Scotts Pump Repair

Phone: 970-462-1394
Email: scott@scottspumprepair.com
Website: www.scottspumprepair.com

Scott Withrow
910 E. Pabor Ave
Fruita, CO. 81521

Casualty and Liability Insurance:

State Farm Insurance

Phone: 970-242-0156

Receptionist: Jess

1-800-782-8332

Agent: Eric Lusby

584 Patterson Rd

Grand Junction, CO 81501

Policy no. ***92-3

Terms of service:

Residential Community Association Policy

Includes Directors and Officers Liability coverage \$1,000,000

Coverage for:

1. Fence, walls, etc. \$55,100
2. Pump house \$8,500
3. Irrigation pump \$10,800
4. With inflation coverage index (162.9)
5. Basic deductible: \$1,000

ii. Liability

1. Business liability \$1,000,000
2. Medical Expenses \$5,000 per person

iii. Aggregate Limits \$2,000,000

iv. Directors & Officers Liability aggregate: \$1,000,000

FEDERAL, STATE and LOCAL agencies:

Colorado Secretary of State: re. Filing of **annual Periodic Report** (required)

Coloradosos.gov

Colorado Secretary of State: Jena Griswold

LOG IN: User Name:

Password:

Procedure to submit Annual Periodic Report:

1. Click on Business / Renew a Business
2. Search for "Country Club heights"
3. Select current filing of Articles of Incorporation dated 10/24/1983, I.D. # ***3571
4. Click CONFIRM that you are authorized to make changes
5. Select "File a Periodic Report"

Name of account: COUNTRY CLUB HEIGHTS PROERTY OWNERS ASSOCIATION – ***3571

Entity ID number: ***3571

Last filed: 9/27/23 Currently in Good Standing

\$10 annual fee

Name of individual responsible for causing the document to be mailed:
Changed to Kyle Dickson on 9/27/2023

2693 Wilshire Ct, Grand Junction, CO 81506

Note: CCHPOA also has a filing I.D. # 19871446174 for the original Articles of Incorporation with a date of formation of 8/14/1981. This IS NOT our HOA, it is in Moffat County.

Go to entity.subscribe@coloradosos.gov for newsletter subscription

DORA: Dept. of Regulatory Agencies – Colorado
Dept. of Regulatory Agencies:
Dora.colorado.gov

Licensing: **Annual renewal required**, \$38 renewal fee

Go to: Apps2.colorado.gov/dre/licensing/

1. Log in: User Name: **CCHPOA**
Password:
2. Click on "Renew Your License"
3. Also available from this site:
Print License
Change Address
Change Designated Agent

License No. HOA.***063

Secretary of State ID: ***3571

Exp. Date: 10/1/2024

Designated Agent: Kyle Dickson ID: DA.***806

2693 Wilshire Ct, Grand Junction CO 81506
(707) 362-0653

HOA Center: Division of Real Estate

<https://Dre.colorado.gov/hoa-center>

Log In: User Name:

Password:

The procedure to renew or reinstate our license from this site with DORA (Co. Dept. of Regulatory Agencies - Dept. of Real Estate - Homeowners Association Center) is:

1. Go to dora.colorado.gov
2. Click on tab "Consumer Protection"
3. Click on tab "Homeowners Association"
4. you will be redirected to: dre.colorado.gov/hoa-center
5. Log in: User Name: Password:
6. Click on "Renew Your License"

7. Also available from this site:
Print License
Change Address
Change Designated Agent

You Tube channel: HOA informational videos ("must watch" for directors)
https://www.youtube.com/channel/UCxCBnMID4TTjS_mPmzKfnKw/featured

Subscriptions (News and updates, educational web casts and videos, etc.):
Login with email address: kyled13@att.net

Mesa County

Phone: 970-244-1800

Old Courthouse

544 Rood Ave, Grand Junction, CO 81501

Records: <https://www.mesacounty.us>

Declarations (CCRs) – Original: Dec. 17, 1980 Book 1289 Page 548

First amendment: Apr. 30, 1982 Book 1369 Page 907

Second amendment (current): Nov. 10, 1983 Book 1464 Page 216

Copies of all Declarations, Articles of Incorporation, and Bylaws are saved as .pdf files available from the Association President or Secretary or from Mesa County Recorder (Landmark Web Official Records Search: <https://recording.mesacounty.us> > landmarkweb)

City of Grand Junction:

<https://www.gjcity.org>

City Clerk: 250 N 5th St, Grand Junction, CO 81501 970-244-1509

Short-Term Rental Permit information (go to link)

Building Permits (go to Mesa Co. Building Dept.)

Internal Revenue Service (IRS)

Irs.gov

TIN: 82-0927627

NOTE: Failed to file federal taxes 2019, 2020, 2021 and 2022.

NOTE: Failure to file for three years can result in forfeiture of an association's tax-exempt status! We are four years in arrears.

Normally required to file federal form 1120-H

Last known address given to IRS was that of:

Kenneth Perino

Filed 1/12/2019

Mailed to:

Dept of Treasury

IRS

Ogden, UT 84201-0012

Other required tax form submittal:

- v. Form 1096
- vi. Annual Summary and Transmittal of U.S. Information Returns
- vii. This form lists each 1099-MISC (now to be 1099-NEC) of any vendors who received payment from the association exceeding \$600.00.
- viii. Last filed on 2018. See Filing Instructions sheet provided by Chadwick, Steinkirchner, Davis & Co. P.C.
 - 1. Failed to file this form and any 1099(s) for tax years 2019, 2020, 2021 and 2022.
 - 2. Form 1099 – copy B due to recipient by Jan. 31 each year
 - 3. Signature, Title and Date is required on Form 1096
 - 4. Mail Form 1096 with originals of Form 1099(s) before Jan. 31 to:
 - a. Dept. of the Treasury
 - b. Internal Revenue Service Center
 - c. PO Box 219256
 - d. Kansas City, MO 64121-9256
 - 5. See also what seems to be Form 9595, a copy of each 1099 submitted. Or this may be a part of the Form 1096, can't tell until 1096 is delivered from IRS.

Back filing of taxes Work In Progress: as of Oct. 2023 by Kyle Dickson

Printed all back 1120-H forms

Ordered previous years Forms 1096 from IRS (to be mailed to me)

Ordered copies of 1099-NEC for submittal this current tax year and all previous tax years (as needed)

Oct. 31, 2023: **MAILED** filings of 1120-H forms to IRS for tax years 2019, 2020, 2021 and 2022.

Colorado State – Dept. of Revenue – Taxation Division

Tax.colorado.gov

<https://cdor.colorado.gov>

Form 112 – Colorado State C Corporation Income Tax Return

Colorado Account Number: ***40

Federal EIN listed as UX ***627

Last filed for 2011 tax year

NOTE: See statement attached to 2012 Form 1120-H that reads: "If the homeowner's association reports zero federal taxable income on Form 1120-H, then the association is not required to file a Colorado income tax return"

Our association has shown NO taxable income in any year.

1099 list: (potential vendors affected)

Town and Country Lawn Service

Gary Troyer

1324 18 ½ Rd, Fruita CO 81521

SSN: 585-79-6968

Federal tax classification: Individual / Sole proprietor / single-member LLC

Last filed W9: 1/26/2016

RD Sprinklers

Ron Davis

3156 Lakeside Dr. #108, Grand Junction CO 81506

SSN: 524-80-0986

Individual / Sole proprietor

W9 last submitted 12/31/15 (for 2016 tax year?)

Copy of 1099-MISC on file for 2018

Scott's Pump Repair and Maintenance

Scott F. Winthrow

910 E. Pabor Ave, Fruita CO 81521

TIN / EIN: 82-3949462

Individual / Sole proprietor

W9 last submitted 2/1/19

Other known individual/sole proprietor vendors:

Braggs Construction

Taylor Fence (missing W-9)?

Grand River electric

Attorney (currently in use for adoption of CCIOA Responsible Governance Policies only):

Karp.Neu.Hanlon

Country Club Heights Property Owners Association
Business Information, Government Agencies, Vendors and Important Contacts
For Board of Directors and Officers

11/18/2023

201 14th St., St. 200, P.O. Drawer 2030

970-945-2261

Glenwood Springs, CO 81602

Attorney: Wilton Anderson

Re. Changes to Covenants: Responsible Governance Policies, Short-term Rentals

Title companies (list of title companies that we have provided contact info to directly:

Land Title Guarantee Co.

970-248-3882

Heritage Title Company

CPA's (recommended or used in the past)

The Association does not have a CPA at this time.

Chadwick, Steinkirchner, Davis & Co. 970-245-3000

Allen Watkins – Grand Mesa CPAs – 970-242-3260

744 Horizon Ct. Suite 320

Bray HOA Management – Martk Shoberg

970-242-8450

HOA Management services: for information only, no contract for services

Local HOAs (old contact info by Gene Perino)

Cambridge Heights - Ronna Capra (970) 242-1098

Crestview HOA - Greg Hazelhurt 245-5381

Alpine Meadows HOA -Ken Schreiner 241-8041

2620 G Road HOA - Debbie Campbell 683-4140

Arrowhead Acres - Autumn Brege? 201-8103

List of required documents that must be provided by the Seller of a home in an HOA:

(See also CCHPOA document "Information for Home Sellers" (to be updated annually))

This document is on file electronically with the HOA Secretary and President.

In accordance with Colorado Common Interest Ownership Act (CCIOA) – HB 38-33.3-101 thru 402 (inclusive) as of Aug. 9, 2022.

Refer to DORA website "New Homeowner Tool Kit"

1. Copy of all governing documents:
 - a. Declarations (CC&Rs)
 - b. Articles of Incorporation
 - c. Bylaws
 - d. Policies, Rules and Regulations (to be developed)
2. Insurance policy information
3. Most recent financial documents:
 - a. Financial Statement
 - b. Budget
 - c. Financial audit report
 - d. Reserve Fund balances
4. Reserve fund study
5. Current assessments for dues, special assessments, or reserve funds
6. Purchaser's estimated assessments due at closing of escrow
7. Minutes of recent Annual Meeting, Special meetings and B.O.D. meetings (one year)

Hierarchy of Law and Governing Documents:

1. CCIOA and CRNA (and other State, Federal & Local law)
2. Declarations (Covenants)
3. Articles of Incorporation
4. Bylaws
5. Policies, Procedures and Rules