

Annual Public Disclosures Required

1. Provide required Public Disclosures to home owners (within 90 days after end of each fiscal year) in accordance with CCIOA 38-33.3-209.4 (2) and in accordance with subsection (3):
 - a. The date on which the fiscal year commences: Jan 1st;
 - b. The operating budget for the current fiscal year;
 - c. A list of the association's current assessments, including both regular and special assessments;
 - d. Annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the current annual disclosure;
 - e. The results of the most recent available financial audit or review;
 - f. A list of all association insurance policies, including but not limited to, property, general liability, association director and officer professional liability, and fidelity policies. Such list shall include the company names, policy limits, policy deductibles, additional named insureds, and expiration dates of the policies listed;
 - g. All the association's bylaws, articles, and rules and regulations;
 - h. The minutes of the executive board and member meetings for the fiscal year immediately preceding the current annual disclosure, and;
 - i. The association's responsible governance policies adopted under section 38-33.3-209.5.
 - j. Website address: <https://www.country-club-heights-hoa.org>
2. Our HOA policy: We will post public information on association website, send selected information by email, and/or deliver by first class mail or hand delivery selected information (including the URL of the Association's web site) and provide the physical address of the association's "principal place of business" at which a binder of this information is maintained.
 - a. For this purpose the association's principal place of business shall be the home address of the President. The association does not have an accessible public location for the display of postings. If you want to get copies of the notice and included documents please call to arrange an appointment.

Kyle Dickson
2693 Wilshire Court
Grand Junction, CO 81506
Phone: (707) 362-0653

3. Provide, within 90 days, disclosure of any changes to the:
 - a. Address of the Association
 - b. The association's Designated Agent

Designated Agent:	Kyle Dickson
(for year 2024)	2693 Wilshire Ct
	Grand Junction, CO 81506