

# CHERRYWOOD PARK HOMEOWNERS ASSOCIATION

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## Senate Bill 100 Disclosures

Applicable to all mandatory associations in Colorado, Senate Bill 100 requires that the following disclosures be made available to its members on an annual basis:

- The name of your common interest community is: Cherrywood Park Homeowners Association, Inc.
- The meeting minutes for the past year may be obtained from the "Meeting Minutes" section of this web site.
- Copies of the Association's governing documents (Bylaws, Articles of Incorporation, and Declaration of Covenants, Conditions and Restrictions) may be obtained in the "Documents" section of this web site. The recording information for the Declaration of Covenants, Conditions and Restrictions is: Reception No. CO717388, BK: 6276, PG: 0909-0957, Recorded on 10/03/2000 in the Clerk and Recorder's Office, Adams County, Colorado.
- Information about the Association's insurance policies for the common elements is available in the "Documents" section of this web site.
- All Association policies and procedures in the form of Resolutions are available in the "Policies" section of this web site. SB 100 requires that residents have the following seven required policies made available on an annual basis:
  - 1) Adoption and amendment of policies, procedures, and rules
  - 2) Collection policy and procedures
  - 3) Meetings policy and procedures (board and member meetings)
  - 4) Examination, inspection, and copying of association records, policies, and procedures
  - 5) Enforcement policy and procedures
  - 6) Board member conflicts of interest policy and procedures
  - 7) Reserve fund and investment policy
- Additional rules and regulations may be found in the Residential Improvement Design Guidelines manual in the "Documents" section of this web site. This document is revised periodically and residents should always check the web site for the most current version.
- The current Board of Directors for Cherrywood Park Homeowners Association, Inc. are listed on the Association's web site.
- Current financial information is available in the "Documents" section of this web site. The Association contracts for either an annual audit or review conducted by an independent C.P.A. firm in January of each year. The final audit or review report will be available on the web site as soon as it is accepted by the Executive Board. Budgets for the current year and the previous year are also available on the web site. The Association's fiscal year commences on January 1.