

EATON PAGOSA ESTATES PROPERTY OWNER'S ASSOCIATION (EPEPOA)

POLICY RESOLUTION NUMBER 2019-05

Regarding Association Records Policy for EPEPOA

WHEREAS, the declarations of Protective Covenants for Eaton Pagosa Estates Subdivision states: EPEPOA is an Organization whose members include all of the owners of the lots of Eaton Pagosa Estates Property Owners Association, Inc., a Colorado non-profit corporation, herein referred to as "Association"; and

WHEREAS, article VII, section 1(a) gives the Board of Directors the powers and duties necessary to conduct the affairs of the Association and to make such rules and regulations as the Directors deem in the best interests of the Association and in accordance with the Colorado Common Interest Ownership Act (CCIOA) and the Colorado Revised Statutes; and

WHEREAS, the Board distributed a copy of this resolution to the membership; and

WHEREAS, it is the intent that this resolution be applicable to all owners and shall remain in effect until otherwise rescinded, modified, or amended by a majority of the board of directors; and

NOW, THEREFORE BE IT RESOLVED that the following resolution for Association records policy is hereby adopted by the board of directors.

1. **Association Records:** In addition to the Declaration and Bylaws, the Association must maintain the following, all of which shall be deemed to be the sole records of the Association for the purposes of document retention and production to Owners.
 - A. Detailed records of receipts and expenditures affecting the operation and administration of the association;
 - B. Records of claims for construction defects and amounts received pursuant to settlement of those claims;
 - C. Minutes of all meetings of its lot owners and executive board, a record of all actions taken by the lot owners or executive board without a meeting and a record of all actions taken by any committee of the executive board;
 - D. Its current declaration, covenants, bylaws, articles of incorporation, rules and regulations and resolutions;
 - E. Financial statements for the past three years and tax returns of the association for the past seven years, to the extent available;
 - F. A list of names, email addresses and physical mailing addresses of its current executive board members, officers and architectural review committee;
 - G. Its most recent annual report;

Rtn:

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