

# NORTHPARK HOMEOWNERS ASSOCIATION, INC.

## Senate Bill 100/Senate Bill 89 Disclosures

Applicable to all mandatory associations in Colorado, Senate Bill 100 and Senate Bill 89 require that the following disclosures regarding aspects of the governance and operation of the association be distributed to the members on an annual basis.

- The name of your common interest community and association is Northpark Homeowners Association, Inc.
- Meeting minutes for the past year are available in the "Meeting Minutes" section of this web site.
- Copies of the Association's governing documents (Bylaws, Articles of Incorporation, and Declaration of Covenants and Conditions) are available in the "Documents" section of this web site.. The recording information for the Declaration is Reception No. 449901, Book 2771, Page 676-696, July 25, 1983, Adams County, Colorado.
- Association insurance policy information is available in the "Documents" section of this web site.
- SB100 requires that residents have the following 7 required policies made available to them on an annual basis: 1) Adopting and amendment of policies, procedures & rules; 2) Collection policy & procedure; 3) Meetings policy & procedures (board & member meetings); 4) Examination, inspection & copying of association records, policies & procedures; 5) Enforcement policy & procedures; 6) Board member conflicts of interest policy & procedures; 7) Reserve fund & investment policy. Copies of these and other Association policies are available in the "Policies" section of this web site. In 2006, the Association also adopted an Alternative Resolution Dispute (ADR) policy per Senate Bill 89 requirements which is also available in this section of the web site.
- Additional rules & regulations can be found in the Residential Improvement Design Guidelines manual. This document is revised periodically and residents should always check the web site for the most current version which can be found in the "Documents" section of this web site.
- The current Board of Directors for Northpark Homeowners Association are listed on the Home Page of 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 CPA firm in January of each year. The final audit or review report will be available as soon as it is accepted by the Board of Directors. The Association's fiscal year commences on January 1.