

**RESOLUTION OF RIVER CLUB  
HOMEOWNERS ASSOCIATION, INC.  
AMENDING A POLICY AND PROCEDURE FOR INSPECTION AND COPYING OF  
ASSOCIATION RECORDS**

**SUBJECT:** Amendment to the procedure for the inspection and copying of Association records by Owners and retention of Association permanent records.

**PURPOSE:** To amend the policy regarding an Owner's right to inspect and copy Association records to comply with Colorado law. To adopt a standard procedure to be followed when an Owner chooses to inspect or copy Association records.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.

**EFFECTIVE**

**DATE:** OCTOBER 4, 2022

**RESOLUTION:** River Club Homeowners Association, Inc. ("Association") hereby adopts the following Policy and Procedures:

**1. Records for Inspection.**

- a. The following are the records of the Association which shall be deemed to be the sole records of the Association for purposes of inspection by Owners:
  - i. Records of receipts and expenditures affecting the operation and administration of the Association;
  - ii. Records of claims for construction defects and amounts received pursuant to settlement of any such claims;
  - iii. Minutes of all meetings of Owners;
  - iv. Minutes of all meetings of Board members (except records of executive sessions of the Board);
  - v. Records of actions taken by the Owners without a meeting;
  - vi. Records of actions taken by the Board without a meeting, including written communications and e-mails among Board members that are directly related to the action so taken;
  - vii. Records of actions taken by any committee of the Board without a meeting;
  - viii. A list of the names of the Owners in a form that permits preparation of a list of the names and mailing addresses of all Owners, as well as the number of votes of each Owner is entitled to vote;
  - ix. The Association's governing documents which are comprised of:

- A. The Declaration;
  - B. The Bylaws;
  - C. The Articles of Incorporation;
  - D. Any Rules and Regulations and/or Design Guidelines; and
  - E. Any policies adopted by the Board, including the Association's responsible governance policies.
- x. Financial statements for the last three years, which at a minimum shall include the balance sheet, the income/expense statement, and the amount held in reserves for the prior fiscal year;
  - xi. Tax returns for the last seven years, to the extent available; xii. The operating budget for the current fiscal year;
  - xiii. A list, by unit type, of the Association's current assessments, including both regular and special assessments;
  - xiv. The result of the Association's most recent available financial audit or review, if any;
  - xv. A list of the Association's insurance policies, which shall include the company names, policy limits, policy deductibles, additional named insured, and expiration dates of the policies listed;
  - xvi. A list of the names, e-mail addresses and mailing addresses of the current Board members and officers;
  - xvii. A list of the current amounts of all unique and extraordinary fees, assessments, and expenses that are chargeable by the Association in connection with the purchase or sale of a unit and are not paid for through assessments, including transfer fees, record change fees, and the charge for a status letter or statement of assessments due;
  - xviii. All documents included in the association's annual disclosures made pursuant to C.R.S. § 38-33.3-209.4 of the Colorado Common Interest Ownership Act, which, in addition to records already listed, is comprised of:
    - A. The name of the association;
    - B. The name of the association's designated agent or management company, if any;
    - C. A valid physical address and telephone number for both the association and the designated agent or management company, if any;
    - D. The name of the common interest community;
    - E. The initial date of recording of the declaration;
    - F. The reception number or book and page for the main document that constitutes the declaration;
    - G. The date on which its fiscal year commences;
    - H. Its operating budget for the current fiscal year;
    - I. A list, by unit type, of the association's current assessments, including both regular and special assessments;

- J. 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.
- K. The minutes of the executive board and member meetings for the fiscal year immediately preceding the current annual disclosure; and
- L. The association's responsible governance policies adopted under C.R.S. § 3833.3-209.5.
- xix. The most recent annual report delivered to the Secretary of State;
- xx. A ledger of each Owner's assessment account;
- xxi. The most recent reserve study, if any;
- xxii. Current written contracts and contracts for work performed for the Association within the prior two years;
- xxiii. Records of Board or committee actions to approve or deny any requests for design or architectural approval from Owners;
- xxiv. Ballots, proxies, and other records related to voting by Owners for one year after the election, vote or action to which they relate;
- xxv. Resolutions adopted by the Board;
- xxvi. All written communications sent to all Owners generally within the past three years; and
- xxvii. A record showing the date on which the Association's fiscal year begins.

## 2. Exclusions.

- a. The Association *may* withhold from inspection and copying certain records as provided by Colorado law, and which shall not be deemed to be records of the Association, which shall include, but are not limited to:
  - i. Architectural drawings, plans and designs, unless released upon the written consent of the owner of such drawings, plans or designs;
  - ii. Contracts, leases, bids, or records related to transactions currently under negotiation;
  - iii. Communications with legal counsel that are otherwise protected by the attorney-client privilege or the attorney work product doctrine;
  - iv. Records of executive sessions of the Board; and
  - v. Individual unit files other than those of the requesting Owners.
- b. The Association *shall* withhold from inspection and copying the following records as provided by Colorado law:
  - i. Personnel, salary, or medical records relating to Individuals;
  - ii. Personal identification and account information of Owners, including bank account information, telephone numbers, e-mail addresses, driver's license numbers, and social security numbers.



3. **Inspection/Copying Association Records.** An Owner or his/her authorized agent is entitled to inspect and copy any of the books and records of the Association, as listed above, subject to the exclusions set forth above, upon submission of a written request to the Association describing with reasonable particularity the records sought. The Association shall provide access to the requested records by:
  - a. Making the requested records available for inspection and copying by the Owner within 10 days of the Association's receipt of such written request, which inspection shall be during the regular business hours of 8:00 a.m. to 5:00 p.m.; or
  - b. Making the requested records available for inspection and copying by the Owner during the next regularly scheduled Board meeting occurring within 30 days of the Owner's request; or
  - c. E-mailing the requested records to the Owner within 10 days of the Association's receipt of such written request, if so requested by the Owner.
4. **Use of Records.** Association records and the information contained within the records shall not be used for commercial purposes. Furthermore, while Owners are not required to state a purpose for any request to inspect the records of the Association, the membership list may not be used for any of the following without the consent of the Board of Directors ("Board"):
  - a. To solicit money or property unless such money or property will be used solely to solicit the votes of the Owners in an election held by the Association;
  - b. For any commercial purpose; or
  - c. Sold to or purchased by any person.
5. **Fees/Costs.** Any Owner requesting copies of Association records shall be responsible for all actual costs incurred by the Association to copy such records for the Owner. The cost may not exceed the estimated cost of production and reproduction of the records, including the costs of copying, mailing, and any necessary special processing. The Association may require a deposit equal to the anticipated actual cost of the requested records. Failure to pay such deposit shall be valid grounds for denying an Owner copies of such records. If after payment of the deposit it is determined that the actual cost was more than the deposit, Owner shall pay such amount prior to delivery of the copies. If after payment of the deposit it is determined that the actual cost was less than the deposit, the difference shall be returned to the Owner with the copies.
6. **Inspection.** The Association reserves the right to have a third-party present to observe during any inspection of record by an Owner or the Owner's representative.


7. **Original.** No Owner shall remove any original book or record of the Association from the place of inspection, nor shall any Owner alter, destroy, or mark in any manner, any original book or record of the Association.
8. **Creation of Records.** Nothing contained in this Policy shall be construed to require the Association to create records that do not exist or compile or synthesize information.
9. **Failure to Provide Records.** If the Association fails to allow inspection or copying of records in accordance with this policy within thirty (30) calendar days after receipt of a written request submitted by certified mail, return receipt requested, and payment of any fees to provide such records, the Association is liable for penalties in the amount of fifty dollars (\$50.00) per day, commencing retroactively from the eleventh (11<sup>th</sup>) business day after the Association received the written request. Such penalty shall be up to a maximum of five-hundred dollars (\$500.00) or the Owner's actual damages sustained as a result of the refusal, whichever amount is greater.
10. **Definitions.** Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
11. **Supplement to Law.** The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.
12. **Deviations.** The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
13. **Amendment.** This Policy may be amended from time to time by the Board of Directors.

**PRESIDENTS CERTIFICATION:**

The undersigned, being the President of River Club Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on the 1st of OCTOBER, 2022 and in witness thereof, the undersigned has subscribed his/her name.

**RIVER CLUB HOMEOWNERS  
ASSOCIATION, INC.**

a Colorado Nonprofit Corporation

By:   
President