

COPPERLEAF HOMEOWNERS ASSOCIATION, INC.

Senate Bill 100 Disclosures

Senate Bill 100 requires that the following disclosures be made available to all residents who belong to all mandatory associations in Colorado:

- _ The name of your common interest community is: Copperleaf Homeowners Association, Inc.
- _ Meeting minutes for the past year are available in the "Meeting Minutes" section of this web site.
- _ You may obtain copies of the Association's governing documents (Bylaws, Articles of Incorporation, and Declaration of Covenants, Conditions and Restrictions) in the "Documents" section of this web site. The recording information for the Declaration of Covenants, Conditions and Restrictions is: Reception No. B5095145, PG: 0001-075, Recorded on 06/28/2005 in the Clerk and Recorder's Office, Arapahoe County, Colorado.
- _ You may obtain information about the Association's insurance policies in the "Documents" section of this web site.
- _ Association policies and procedures are available on this web site in the "Policies" section of the 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 can 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 the Copperleaf Homeowners Association are listed on the Association's web site.
- _ The "Documents" section of this web site contains current financial information. 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 this web site as soon as it is accepted by the Board of Directors. Budgets for the current year and the previous year are also available on this web site. The Association's fiscal year commences on January 1 of each year.