

Stirling Ranch Property Owners Association
1802 County Road 102
Carbondale, CO 81623-9626

Public Notice CRS Section 38-33.3-209.4

(1) Association Name: Stirling Ranch Property Owners Association, Inc.
Association Address: c/o Gay Lewis 1802 County Road 102,
Carbondale, CO 81623-9626
Designated Agent: Chris LaCroix/Garfield & Hecht
Agent Address: 601 E. Hyman Ave/Aspen, CO 81611
Common Interest Community: Stirling Ranch PUD
Date of Incorporation: 1/1/2000 delayed effective date
Declaration recorded: 5/02/2003 Reception # 626568 B1465 P803
Garfield County, Colorado

(2) (a) The fiscal year is the calendar year

(Fiscal year was 6/30 until 6/30/ 2005 when it changed to a calendar year)

(b) The operating budget for 2018 was sent with POA Notice of 2018 Annual Meeting

(c) Regular assessments for 2018:

Lot =\$1,250/quarter \$5,000/year

(d) 2017 Financial Statements were sent with notice of 2018 annual meeting.

(e) The Financial Statements were audited through August 1, 2006, the date of turn over of Declarant control. Results of the audit are available upon request. There have been no subsequent audits.

(f) Association Insurance policies:

Agent: Neil-Garing Agency, Inc. 201 Centennial Street #400
Glenwood Springs, CO 81602
Company: Travelers
Effective 5/30/15 expires 5/30/18
Liability Limit \$1,000,000
Directors and Officers Liability Insurance
Company: Fireman's Fund
Effective 5/30/17 expires 5/30/18
Umbrella \$ 5,000,000

Agent: Neil-Garing Agency, Inc. 201 Centennial Street #400
Glenwood Springs, CO 81602
Property Liability
Company: Fireman's Fund
Effective 5/30/17 expires 5/30/18
General Aggregate Limit \$2,000,000
Personal and Advertising Injury Limit \$ 2,000,000
Each Occurrence \$2,000,000
Premises \$2,000,000
Medical Expense Limit \$5,000

Agent: Neil-Garing Agency, Inc. 201 Centennial Street #400
Glenwood Springs, CO 81602
Equine Coverage
Company: Fireman's Fund
Effective 5/30/17 expires 5/30/18
Premises \$2,000,000 (barn)
General Aggregate Limit \$1,000,000 per occurrence
Care Custody Control: \$2,500 per horse
Care Custody Control General Aggregate \$25,000 per year
Medical Expense Limit \$5,000

(g) Association Bylaws, Articles, Declaration and Rules and Regulations are available in a Binder at the office of the Association or via e-mail.

(h) The minutes of the Executive Board and Association meetings for the preceding calendar year(s) are available in a binder at the office of the Association or via e-mail.

(i) Responsible governance policies are included in the Rules and Regulations, Declaration and minutes in a binder at the office of the Association or via e-mail.

(a) The accounting records are maintained in accordance with generally accepted accounting principles.

(b) Adopted policies concerning

(i) Collection of unpaid assessments – an 18% finance charge will be charged for payments received more than 30 days after due date. See Declaration for Association's authority to collect delinquent fees.

(ii) Conflict of interest involving board members- The Executive Board will try to resolve any conflicts of interest, if not possible they will go to the Board in a special meeting called by the President.

(iii) Annual meetings will be called pursuant to the bylaws, more if desired by the Executive Board.

(iv) Fines will be assessed pursuant to Executive Board meeting resolutions, hearings may be requested of the President and Executive Board and they may make decisions regarding fines and enforcement of rules and covenants.

(v) Lot owners may copy (at their expense) any association records available in the Binder or they may request them via e-mail.

(vi) The Executive Board shall review the investment of reserve funds.

(vii) See Declaration and Bylaws for the procedures for adoption and amendment of policies, procedures, and rules.

(viii) The Executive Board will determine procedures addressing disputes arising between the association and lot owners.

Administrative Assistant and association assessments and dues:

Gay Lewis
1802 County Road 102
Carbondale, CO 81623
970 963-3653 days only
someday@sopris.net

POA President:

David Brown
0888 Schooner Lane
Carbondale, CO 81623
970-379-4100
david@strykerbrown.com