

Stirling Ranch Property Owners Association
1802 County Road 102
Carbondale, CO 81623-9626
(2023)

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 6/30/2023

(b) The operating budget for 2023 was sent with POA Notice of 2022 Annual Meeting

(c) Regular assessments for 2023:

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

(d) 2021 Financial Statements were sent with notice of 2022 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: Carl J Ciani Insurance Agency Inc

PO Box 1400

Glenwood Springs, CO 81602

Company: State Farm

Effective 5/30/22 expires 5/30/23

Liability Limit \$1,000,000

Directors and Officers Liability Insurance

Company: State Farm

Effective 5/30/22 expires 5/30/23

Umbrella \$ 1,000,000

Agent: Carl J Ciani Insurance Agency Inc.

Po Box 1400

Glenwood Springs, CO 81602

Property Liability

Company: State Farm

Effective 5/30/22 expires 5/30/23

General Aggregate Limit \$2,000,000

Personal Injury Limit \$ 500,000

Each Occurrence \$500,000

Premises \$2,000,000

Medical Expense Limit \$10,000

Agent: Carl J Ciani Insurance Agency Inc.
PO Box 1400
Glenwood Springs, CO 81602
Premises \$352,000 (barn)
General Aggregate Limit \$2,000,000 per occurrence
Medical Expense Limit \$10,000

(g) Association Bylaws, Articles, Declaration and Rules and Regulations are available on website: StirlingRanch.com

(h) The minutes of the Executive Board and Association meetings for the preceding calendar year(s) are available on website for Property Owners: StirlingRanch.com

(i) Responsible governance policies are included in the Rules and Regulations, Declaration and minutes on website: StirlingRanch.com.

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

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

(vii) 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
Gaylord.lewis@gmail.com

POA President:

Don Flaks
337 Schooner Lane
Carbondale, CO 81623
970-963-1124
Donflaks@gmail.com