

GRAND VIEW HOA, INC.

POLICY 6 - INSPECTION OF RECORDS POLICY

1. **Records.** The Board of Directors, through the Secretary, shall make the following information available to any member for examination and copying upon reasonable notice in writing.

- a. The date on which the fiscal year commences.
- b. The Association's operating budget for the current year.
- d. A list of the current assessments, including both regular and special assessments.
- d. The Association's annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the current annual disclosure.
- e. The results of its most recent available financial audit or review for the fiscal year immediately preceding the current annual disclosure.
- f. A list of 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 limited, policy deductibles, additional named insureds, and expiration dates of the policies listed.
- g. The Association's Covenants, Conditions and Restrictions (CCRs), By-laws, Policies, Rules and Regulations.
- h. The minutes of the Board of Directors meetings and member meetings for the fiscal year immediately preceding the current annual disclosure.

2. **Disclosure.** The Association shall have the widest possible latitude in the methods and means of disclosure. The foregoing disclosures shall be accomplished, at the discretion of the Association, by one of the following methods:

- Posting on Grand View HOA website (www.grand-view-hoa.com).
- The maintenance of a literature table or binder at the Secretary's home.
- By mail, email or hand delivery of such information to the requesting member.

3. **Requests.** Requests for documents should clearly state the name, address, telephone number, and e-mail of the requesting Owner and requests may be mailed to Grand View HOA, Inc., 636 Tamarron Drive, Grand Junction, CO 81506. Requests may also be hand delivered to a board member or emailed to grandviewhoainc@gmail.com.

If the Owner requests physical copies of documents, the requesting Owner will be charged for the cost of labor and materials incurred for production of requested documents and such costs will be paid in advance. Costs of materials shall be \$1.00 per page and cost of labor will be \$20 per hour.

4. **Deviations.** The Board may deviate from the procedures set forth in this Resolution if, in its sole discretion, such deviation is reasonable under the circumstances.

5. **Amendment.** The Board of Directors may amend this policy as deemed necessary.

President's Certification: The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed her name.

Grand View HOA, Inc.



Deb Cockroft, President

Effective Date: 9/29/2020