

RAINBOW VALLEY PROPERTY OWNERS ASSOCIATION, INC.
2023-2024 Annual Disclosure

Note: For Members without computer access, the information referenced in this disclosure may be obtained by sending a request through regular mail to the Association's address below and listing the specific documents you request.

1. The legal name of the Association is: Rainbow Valley Property Owners Association, Inc.
2. The Board of Directors act in a whole as managing agent of the Association.
3. The address of the Association is:

Rainbow Valley Property Owners Association, Inc.
111 Sportsmans Lane
Divide, CO 80814
4. The name of the Common Interest Community is: Rainbow Valley Subdivision.
5. The date of recording of the Amended Declaration is 01-21-2020 filed as Reception No, 722669 in the Clerk & Recorder's Office of Teller County, State of Colorado.
6. The Association's fiscal year begins on August 1st of each year.
7. The operating budget for the current fiscal year is available at www.rvpoa.com.
8. The mandatory lot assessments/fees are \$30.00 per year (per lot) due by February 15th.
9. The annual financial statement, including amount held in reserve for fiscal year 2023-2024 is available at www.rvpoa.com.
10. Insurance coverage through State Farm Insurance, Policy #96-CL-J527-8 covers entrance sign, bulletin board and postal boxes, Directors & Officers up to \$1 million, employee dishonesty up to \$25,000; general deductible is \$1,000. Current policy period is September 13, 2023 to September 13, 2024.
11. The Association's Bylaws, Articles of Incorporation, and Policies, Rules and Regulations are posted on the website www.rvpoa.com.
12. The minutes of Board of Directors and Membership meetings for fiscal year 2022-2023 are posted on the website www.rvpoa.com.
13. The Association's Policies, Rules and Regulations, in accordance with Colorado Revised Statutes, C.R.S. Title 38-33.3-209.5 **Responsible governance policies - due process for imposition of fines - procedure for collection of delinquent accounts** – definition, are posted on the website at www.rvpoa.com and define the governance requirements of the Association, including but not limited to:
 - a) Accounting Records
 - b) Rules and Regulations
 - c) Collection of Unpaid Assessments
 - d) Conflict of Interest
 - e) Conduct at Meetings
 - f) Enforcements of Covenants
 - g) Inspection and Copying of Association Records by Property Owners
 - h) Investment of Reserve Funds
 - i) Procedures for Adoption and Amendments of Regulations
 - j) Procedure for Addressing Disputes
 - k) Reserve Study Details (financial, sources, basis for study)

This disclosure is published to each member of the Rainbow Valley Property Owners Association, Inc., and location and access to such information is provided in accordance with Colorado Revised Statute Title 38-33.3-209.4(3) in that: The Information is posted on the Association's website and notification of the location of such information is delivered to each member via first class mail.