

MEMO

Date: July 1, 2014

To: All San Juan Vista Landowners

From: San Juan Vista Board of Directors

Subject: State Mandated Policies

The State of Colorado legislature in its Colorado Common Interests Ownership Act (CCIOA) as revised, mandates that Landowner Associations in Colorado adopt policies that specifically cover the following eight (8) issues:

- 1 - BOARD MEMBER CONFLICT OF INTEREST
- 2 - ENFORCEMENT OF RESTRICTIVE COVENANTS AND RULES
- 3 - INSPECTION AND COPYING OF ASSOCIATION RECORDS
- 4 - INVESTMENT OF RESERVES
- 5 - ADOPTION AND AMENDMENT OF POLICIES AND RULES
- 6 - DISPUTE RESOLUTION
- 7 - CONDUCT OF MEETINGS
- 8 - COLLECTION OF UNPAID ASSESSMENTS

Copies of Item Nos. 1 -7 for SJV are attached. A copy of Item No. 8 was included with the SJV Spring 2014 Newsletter mailed to your address on file. In addition, all policies can be found on **SJV's new website "sjvloa.com"**.

The Board has unanimously approved the attached policies which fulfill the above mandated requirements. As noted in the SJV Spring Newsletter, Item 8 "Collection of Unpaid Assessments" became effective January 1st of this year (with some provisions effective July 15th). Items 1 to 7 become effective September 1, 2014.

Your comments are welcome. You can email your comments to board@sjvloa.com or mail your comments to:

SJVLOA
P.O. Box 71
Ridgway, CO 81432

Regards,

Board of San Juan Vista Landowners Association