

**REQUIRED ANNUAL DISCLOSURES
AND INFORMATION FOR HOMEOWNERS**

February 2007

Skip Wehner, Secretary

Under legislation enacted by the state of Colorado, an Association of homeowners within the state must inform all of its homeowners of the following at least once per year, in writing:

- 1) **The name of the Association.** The name of the Association is Weatherstone at Highlands Ranch Association, Inc.
- 2) **The name of the Association's designated agent or management company, if any.** The Association has contracted a single company to provide certain management services for the Association and its members. Property and financial management is provided by Highlands Ranch Community Association and its primary representative is Mr. Jeff Evans
- 3) **A valid physical address and telephone number for both the Association and the designated agent or management company, if any.** The address and telephone number of the for Highlands Ranch Community Association is, Administrative Office, 9568 S. University Blvd., Highlands Ranch, Colorado, 80126; telephone (303) 791-8958; facsimile (303) 791-6705; website www.hrcaonline.org.
- 4) **The name of the Community.** The Community name is Weatherstone at Highlands Ranch.
- 5) **The initial date of recording of the declaration.** The declaration for the Association was recorded July 25, 1997 in Douglas County, Colorado.
- 6) **The reception number or book and page for the main document that constitutes the declaration.** The reception number is DC9740782; the book number is B1450; the page number is P1387.

Additionally, an Association must make the following information available to all homeowners within 90 days after the end of each fiscal year:

- 1) **The date on which the Association's fiscal year commences.** The Association's fiscal year commences annually on January 1.
- 2) **The Association's operating budget for the current fiscal year.** Proposed and adopted operating budgets are mailed to each homeowner annually. The Association's operating budget for the current fiscal year may be viewed online at: <http://www.weatherstone.us>. A hard copy may be secured from Highlands Ranch Community Association.
- 3) **A list, by unit type, of the Associations current assessments, including both regular and special assessments.** The current regular assessment for each homeowner is \$516.00 annually. There are no special assessments currently imposed.

- 4) **The Association's annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the current annual disclosure.** The Association's current and prior year financial statements, including the reserve study, may be found online at: <http://www.weatherstone.us>. A hard copy may be secured from Highlands Ranch Community Association.
- 5) **The results of any financial audit or review for the fiscal year immediately preceding the current annual disclosure.** The results of the most recent financial audit may be viewed online at: <http://www.weatherstone.us>. A hard copy may be secured from Highlands Ranch Community Association.
- 6) **A list of all Association insurance policies, including, but not limited to, property, general liability, director and officer professional liability, and fidelity policies. This list must include the company names, policy limits, policy deductibles, additional named insureds, and expiration dates of the policies listed.** All insurance-related information listed above may be secured from Highlands Ranch Community Association.
- 7) **All the Association's bylaws, articles, rules and regulations.** It is a legal requirement that the Association's bylaws, articles, rules and regulations be provided to all homeowners by title companies at the time of closing on any residential property; therefore all homeowners should be in possession of these documents upon taking up residence in Weatherstone. Additionally, these documents may be viewed online at: <http://www.weatherstone.us>. A hard copy may be secured from Highlands Ranch Community Association for a nominal copying fee.
- 8) **The minutes of the Board and member meetings for the fiscal year immediately preceding the current annual disclosure.** All minutes for Association meetings may be viewed online at <http://www.weatherstone.us>. A hard copy may be secured from Highlands Ranch Community Association.
- 9) **The Association's responsible governance policies, adopted under CCIOA Section 209.5.** Legal counsel is currently reviewing the Association's responsible governance policies. Once reviewed and approved by the Board of Directors, these policies will be published in a community newsletter and made available for viewing online at <http://www.weatherstone.us>. A hard copy will be available from Highlands Ranch Community Association.