

CCIOA GOVERNANCE POLICIES

Updated: February 1, 2016

In accordance with responsible governance, Falls Creek Ranch Association, Inc. adopts the following policies and procedures in conformation with the Colorado Common Interest Ownership Act (CCIOA), or the “Act.” This State law (C.R.S. 38-33.3-209.5) and subsequent amendments affects the operation of Homeowner Associations (HOAs) in the State of Colorado.

As of the date of this update, there are “nine mandatory policies” or “SB-100” policies that originated from Senate Bill 05-100 signed into law in 2005. Originally there were seven mandatory policies, with the dispute resolution requirement added in 2006 and the reserve study requirement added in 2009.

Current CCIOA mandatory policies:

1. Collection policy
2. Conflicts of interest involving board members
3. Conduct of meetings
4. Enforcement of covenants and rules, including notice and hearing procedures and the schedule of fines
5. Inspection and copying of association records by unit owners
6. Investment of reserve funds
7. Procedures for the adoption and amendment of policies, procedures, and rules; and procedures for addressing disputes arising between the association and unit owners.
8. Dispute Resolution
9. Reserve Policy