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## SB 05-100 Compliance

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Disclosure Provision, CCIOA § 209.4. *Annually, associations (other than time shares) must give written notice of the following items by first class mail, personal delivery, a binder at the principal place of business, or on the association's web page (with mail or e-mail notice of the web address).*

*Names of the Association and common interest community:*

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### **Innsbruck in Aurora Townhouse Association, Inc.**

*Name and address of management company, if any:*

***Western States Property Services, Inc.***

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*Physical address and phone number for association and manager:*

**10020 E. Girard Avenue, Suite 175, Denver, Colorado 80231**

**303-745-2220 Fax 303-745-3335**

**Manager: Earl Johnson**

*Date of recording of the declaration and recording information:*

**Arapahoe County**

**March 24, 2000 #B0034678**

Within 90 days after the end of each fiscal year, association must make the following information available to homeowner's upon reasonable notice:

- Date the Fiscal Year begins (January 1<sup>st</sup> of each year)
- Operating Budget for current year
- List of Current regular and special assessments, by unit type included with this letter)
- Annual financial statements, including reserves
- Results of any financial audit or review for previous fiscal year
- List of all association insurance policies (property, general liability, director and officer liability, fidelity), including companies, policy limits and deductible, additional insureds, and expiration dates
- Association's bylaws, articles and rules and regulations
- Minutes of board and member meetings for prior fiscal year
- Association's "Responsible Governance Policies"

**THIS INFORMATION IS AVAILABLE AT THE OFFICES OF WESTERN STATES PROPERTY SERVICES, INC. For review during regular business hours by appointment.**

**Western States Property Services, Inc.**

10020 E. Girard Avenue, Suite 175 • Denver, Colorado 80231 • (303) 745-2220 • FAX (303) 745-3335