

Ballard House South Homeowners Association, Inc HOA
2021 Annual Disclosures
January 1, 2021

The following information is provided to Members of Ballard House South Homeowners Association, Inc, pursuant to C.R.A.38-33.3-209.4:

1. **Name of Association:** Ballard House South Homeowners Association, Inc. a Colorado Nonprofit Corporation.
2. **Ballard House South Homeowners Association Mailing/Physical Address:**
Mailing Address:
Ballard House South Homeowners Association, Inc.
C/O Property Management of Telluride LLC
PO Box 2520
Telluride, CO 81435
Office phone: 970.369.1275
Office fax: 970.369.1375
Physical Address:
250 S Pine Street
Telluride CO 81435
Office phone: 970.369.1275
Office fax: 970.369.1375
3. Ballard House South Homeowners Association, Inc. does employ a Management Company named Property Management of Telluride, LLC.
4. The name of the common interest community managed by Property Management of Telluride, LLC is The Ballard House South Homeowners Association, Inc.
5. The Ballard House South Homeowners Association, Inc. Fiscal year commences on January 1st.
6. The Ballard House South Homeowners Association, Inc., Assessment rates for 2021 can be obtained from Property Management of Telluride LLC upon request after the board has adopted the budget.
7. The Ballard House South Homeowners Association, Inc. Annual Financial statements, Bylaws, CC&R's Insurance and meeting minutes can also be obtained from Property Management of Telluride, LLC upon request.
8. The initial General Declaration for The Ballard House South Homeowners Association, Inc. was recorded January 14, 1999 at Reception No. 323680 in the records of San Miguel County Recorder.

The following information can be obtained by contacting the management company:

1. All of the Associations' bylaws, articles, CC&R's, rules and regulations
2. The Association's responsible governance policies adopted under section CRS 38-33.3-209.5
3. The minutes of all Board and Member meetings

The following information is available to all Owners; at no cost to the Owner, with written notice to the Management Company

1. The Association's operating budget for the current fiscal year
2. A list of the Association's current regular and special assessments
3. The Associations' annual financial statements, including reserve amounts
4. A list of the Association's insurance policies, including company name, policy limits, policy deductibles and expiration dates.