

Victorian Gables Patio Homes at Silverplume HOA
3036 Dunbar Avenue, #15
Fort Collins, CO 80526
Colorado Nonprofit Corporation, ID# 19921030271

General Association Disclosure for 2024: In order to comply with the requirements of section 38-33.3-209.4 of the Colorado Common Interest Ownership Act (CCIOA) the following information must be provided to all homeowners at least once a year. This is in Article XII of the Declaration of Covenants, and detailed in Policy #126.

1. Name of association: Victorian Gables Patio Homes at Silverplume HOA
2. Designated agent: Board of Directors elected at December 16, 2023, Member Meeting.
3. Mailing address: 3036 Dunbar Avenue, #15, Fort Collins, CO, 80526.
4. Name of Common Interest Community: same as 1. Above.
5. Larimer County, CO, Clerk and Recorder reception numbers and recording dates:
Articles of Incorporation, 2017-0025507, 4/20/2017
Declaration of Covenants, 2022-0060364, 10/6/2022
Bylaws, 2017-0025508, 4/20/2017.

Public Disclosure Binder: All of the information listed below have been compiled and are available for inspection by homeowners upon reasonable notice. Records include: (1) copy of the governing documents, including Articles of Incorporation, Declaration of Covenants, By-Laws, and Rules and Regulations (Policies); (2) copy of all insurance policies; (3) copy of the operating budget, assessments, thirty-year replacement reserve fund study, annual financial statements, financial audits/reviews; and (4) copy of board and member meeting minutes for the preceding year.

Insurance Policies for 2023-2024: The following information may be useful to homeowners:

Brown & Brown of Colorado, Inc, agent, Kären E. Siwek, 970-494-4667:

- 1) St Paul Fire and Marine Insurance Company, Commercial General Liability Policy; \$17,090,000
Policy Number: BIP-3X346968-23-42 11-24-2023 to 11-24-2024
- 2) Travelers Property Casualty Company of America, Umbrella Liability Policy; \$5,000,000
Policy Number: CUP-3X352533-23-42 11-24-2023 to 11-24-2024
- 3) Travelers Casualty and Surety Company, Directors and Officers Liability Policy; \$1,000,000
Policy Number: 107348733 11-24-2023 to 11-24-2024
- 4) Travelers Casualty and Surety Company, Crime and Fidelity Coverage; \$250,000
Policy Number: 107348733 11-24-2023 to 11-24-2024

American Family Mutual Insurance Company, agent, Ella Washington, 970-484-2881:

- 1) CAIS Workman's Compensation; \$1,000,000
Policy Number: 2023-010936583Y 11-24-2023 to 11-24-2024

Insurance Reserve Fund: As of December 31, 2023, there was \$6,964.23 in a money market account, \$5,410.00 in a Treasury I-bond, and \$5,720.83 in a CD for a total of \$18,095.06. These funds are set aside to meet the deductible should the HOA have an insurance claim.

Replacement Reserve Fund: As of December 31, 2023, there was \$10,723.86 in a money market account, \$5,410.00 in a Treasury I-bond, and \$79,110.92 in six CDs for a total of \$95,244.78. The money in this Fund may only be used for big-ticket replacement items and MAY NOT be used for operating or maintenance purposes.

Maintenance Reserve Fund: As of December 31, 2023, there was \$11,623.20 in a money market account, and \$4,170.91 in a checking account for a total of \$15,794.11.

Detailed disclosure of fees and charges payable upon sale of a unit in the HOA, (Policy #116):

Administrative transfer fee:	\$200
Document fee:	\$0 (or actual cost of duplication, if any, Policy #123)
Status letter fee:	\$0
Other fee:	\$0

HOA dues: For 2024, established at the December 16, 2023, annual member meeting, \$1,390 per quarter, payable on the first day of each quarter (01Jan, 01Apr, 01Jul, and 01Oct); alternatively, dues may be paid on a semi-annual basis (\$2,780) or annual basis (\$5,560). Fiscal year is January through December.

HOA website: <https://victoriangables.org/>

VGHOA Board, January 2024