

CORNET CREEK #4 HOMEOWNERS ASSOCIATION, INC.
2020 ANNUAL DISCLOSURES
January 01, 2020

The following information is provided to Members of the Cornet Creek #4 Homeowners Association, Inc., ("CC4HA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Telluride Cornet Creek #4 Homeowners Association, Inc., a Colorado nonprofit corporation.
2. CC4HA's mailing and physical address is:
Mailing Address:
P.O. Box 3071
Telluride, CO 81435
Physical Address:
617 West Pacific Avenue
Telluride, CO 81435

Phone: (970) 728-5515
Fax: (970) 728-1415
Web: www.jarmikproperties.com
Email: jbalkind@hotmail.com
3. CC4HA does employ a management company named Jarmik Property Management, Inc.
4. The name of the common interest community managed by Jarmik Property Management, Inc. is "Cornet Creek #4 Homeowners Association."
5. The initial General Declaration for Cornet Creek #4 Homeowners Association was recorded on January 26, 1987, in Book 433 at Page 720 in the records of the San Miguel County Recorder. The General Declaration is available on the Jarmik Property Management, Inc. website in "Governing Documents" division of the Cornet Creek #4 Homeowners Association section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. CC4HA's fiscal year commences on January 1.
7. CC4HA's monthly assessment rates for 2020 can be found on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
8. CC4HA's annual financial statements are available on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
9. Copies of CC4HA's insurance policies are available on the Jarmik Property Management, Inc. website under the "Insurance" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.