

## **SENATE BILL 100 & 89 OPERATING POLICIES FOR LOST PARK RANCH**

Senate Bill 100 (SB 100) was passed in the Colorado Legislature in 2005 and SB 89 in 2006. These bills clarify the legislation passed in the 1990's regulating Homeowner's Associations; the Colorado Common Interest Ownership Act (CCIOA). The LPROA Board had a law firm review the Declaration of Protective Covenants of Lost Park Ranch, the Bylaws of the Lost Park Ranch Owner's Association and the Association's Articles of Incorporation to assure compliance with these policies. With the assistance of legal council from the law firm of Winzenburg, Leff, Purvis and Payne; the Lost Park Ranch Board of Directors developed and adopted the following Lost Park Ranch Owners Association documents:

Policy Regarding the Adoption and Amendment of Policies

Policy Regarding the Conduct of Meetings

Director Conflict of Interest Policy

Policy Regarding Inspection and Copying of Association Records

Reserve Fund Investment Policy

Notice and Hearing Policy

Collection Policy

Dispute Resolution Policy