

1 communities are encouraged to adopt protocols that make use of
2 mediation or arbitration as alternatives to, or preconditions upon, the
3 filing of a complaint between a unit owner and association in situations
4 that do not involve an imminent threat to the peace, health, or safety of
5 the community.

6 (b) EACH ASSOCIATION SHALL ADOPT A WRITTEN POLICY SETTING
7 FORTH ITS PROCEDURE FOR ADDRESSING DISPUTES ARISING BETWEEN THE
8 ASSOCIATION AND UNIT OWNERS. THE ASSOCIATION SHALL MAKE A COPY
9 OF THIS POLICY AVAILABLE TO UNIT OWNERS UPON REQUEST.

10 SECTION 4. 38-33.3-209.4 (2) (e), Colorado Revised Statutes,
11 is amended, and the said 38-33.3-209.4 (2) is further amended BY THE
12 ADDITION OF A NEW PARAGRAPH, to read:

13 **38-33.3-209.4. Public disclosures required - identity of**
14 **association - agent - manager - contact information.** (2) Within ninety
15 days after assuming control from the declarant pursuant to section
16 38-33.3-303 (5), and within ninety days after the end of each fiscal year
17 thereafter, the association shall make the following information available
18 to unit owners upon reasonable notice in accordance with subsection (3)
19 of this section:

20 (e) The results of any ITS MOST RECENT AVAILABLE financial audit
21 or review; ~~for the fiscal year immediately preceding the current annual~~
22 ~~disclosure;~~

23 (j) A LIST OF THE ASSOCIATION'S INSURANCE AND MAINTENANCE
24 RESPONSIBILITIES RELATED TO THE COMMON ELEMENTS, LIMITED COMMON
25 ELEMENTS, UNITS, OWNERS' PROPERTY, AND OWNERS' PERSONAL LIABILITY
26 WITHIN UNITS. SUCH LIST SHALL STATE THAT UNIT OWNERS ARE
27 RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL INDIVIDUAL

1 INSURANCE COVERAGE MUST BE CARRIED TO COVER INSURANCE
2 RESPONSIBILITIES NOT COVERED BY THE ASSOCIATION'S INSURANCE
3 POLICIES.

4 **SECTION 5.** 38-33.3-209.5 (1) (a), (1) (b) (VI), and (1) (b) (VII),
5 Colorado Revised Statutes, are amended, and the said 38-33.3-209.5 (1)
6 (b) is further amended BY THE ADDITION OF A NEW
7 SUBPARAGRAPH, to read:

8 **38-33.3-209.5. Responsible governance policies.** (1) To
9 promote responsible governance, associations shall:

10 (a) Maintain ACCURATE AND COMPLETE accounting records using
11 ~~generally accepted accounting principles~~ ON A CASH OR MODIFIED
12 ACCRUAL BASIS IN ACCORDANCE WITH SECTION 38-33.3-303 (4) (b); and

13 (b) Adopt policies, procedures, and rules and regulations
14 concerning:

15 (VI) Investment of reserve funds; and

16 (VII) Procedures for the adoption and amendment of policies,
17 procedures, and rules; AND

18 (VIII) PROCEDURES FOR ADDRESSING DISPUTES ARISING BETWEEN
19 THE ASSOCIATION AND UNIT OWNERS.

20 **SECTION 6.** 38-33.3-217 (1) and (4), Colorado Revised Statutes,
21 are amended to read:

22 **38-33.3-217. Amendment of declaration.** (1) (a) Except in
23 cases of amendments that may be executed by a declarant under section
24 38-33.3-205 (4) and (5), 38-33.3-208 (3), 38-33.3-209 (6), 38-33.3-210,
25 or 38-33.3-222, by an association under section 38-33.3-107, 38-33.3-206
26 (4), 38-33.3-208 (2), 38-33.3-212, 38-33.3-213, or 38-33.3-218 (11) and
27 (12), or by the district court for any county that includes all or any portion