

From: Roosevelt Ridge BOD <rooseveltridgebod@gmail.com>
Sent: Monday, June 14, 2021 2:45 PM
To: Roosevelt Ridge BOD
Cc: Jessica Miller
Attachments: CCIOA 38-33.3-317 Association Records (1).pdf

Dear Roosevelt Ridge members

Over the past year (s), several members have volunteered to organize and archive HOA records in such a way to make them easily accessible through the Roosevelt Ridge website (<https://rooseveltridge.org/>). To address this need in a more complete manner, the BOD has established a members folder on the HOA google drive. The intent of this repository is to provide access to member records governed by CCIOA, the Bylaws, and other governing documents. Various members have been working to organize this information into useful forms, it is a work in progress. The BOD are also aware that other members are providing similar repositories. This is the only HOA approved source of documents. The BOD intends to update and add content and will need to rely on members to help identify shortfalls and maintain this repository. Please see the attached excerpt from CCIOA that describes what documents are required. Also note that the HOA is not obligated to compile or synthesize information. These records and the information contained shall not be used for commercial purposes. Records maintained by an association may be withheld from inspection and copying to the extent that they are or concern: Individual units other than those of the requesting owner.

Please check your email for a link to the repository.

Lastly, requirements to provide access to said records are listed explicitly below. Contrary to statements made, the BOD will meet its obligations to provide documents as requested in the timelines dictated in the relevant CCIOA statutes:

*The association may require unit owners to submit a written request, describing with reasonable particularity the records sought, at least ten days prior to inspection **or production of the documents and may limit examination and copying times to normal business hours or the next regularly scheduled executive board meeting if the meeting occurs within thirty days after the request.***

For the Board
Ted Bertele