



December 2022

Fellow Ranch Homeowners:

Earlier this year, the Colorado Legislature with the Governor's signature, adopted a new law that updates requirements for homeowner's associations' governance policies regarding process and procedures for past due accounts and liens. In turn, this requires the Ranch Property Owners Association to undertake an update to its written policies.

To clarify, this does NOT require, thankfully, an update to our newly adopted Declarations (DCCRs) approved by homeowner vote at the Ranch June 19, 2022 annual meeting. Under Colorado law, homeowner's associations are required to adopt 9 governance policies. The update required is to these policies. The Ranch policies, adopted in 2015, are posted on the Ranch website.

Some of the changes are substantive – for example, in the case of a past due account, the Association is now required to offer an 18-month payment plan, whereas prior law only required a 6-month payment plan. Other changes are technical or administrative.

Our attorney has undertaken an update to the policies to have them conform to the new law. The Ranch Board of Directors has undertaken an initial review and is now sharing them with Ranch homeowners for any comments or questions. The Board plans to consider the update again at its January 2023 meeting. With that, we ask that you provide any comments or questions by Friday, January, 2023. Please send these by e-mail to: [president@rpoadurango.com](mailto:president@rpoadurango.com).

A redline of the draft changes is available on the Association website. It shows both the new language along with what is being replaced. You may access the document on line here: [CLICK HERE](#).

We understand many homeowners may not wish to dig into such details, but we feel it is important that we undertake this update in a transparent and participatory manner.

Thank you!

**RANCH PROPERTY OWNERS ASSOCIATION**  
Board of Directors