

## Annual Report 2023-2024

Legal Information	
Designated Agent:	David Bowen, Association Manager
Declaration Recording Date:	06/05/2023
Declaration Number:	1222472
Fiscal Year:	July 1 through June 30
Operations Budget for this Fiscal Year:	See "Financial Reports" at www.fgeha.com

Assessment Rates by Unit Type:				
Assessment Types	Number in the Community	Monthly Operating Assessment	Monthly Reserve Assessment	Total Monthly Assessment
<b>Full Member</b>				
Lot with Residence	48	\$150	\$0	\$150
Undeveloped Lot	3	\$102	\$0	\$102
<b>Associate Members</b>				
Lot with Residence	4	\$150	\$0	\$150
Lot with Residence-No Sewer Connection	1	\$102	\$0	\$102
<b>Limited-Service Members</b>				
Trash and Recycling	2	\$47	\$0	\$47
Road Access	1	\$25	\$0	\$25

### Financial Reporting Documents

Annual Financial Statements: At [www.fgeha.com](http://www.fgeha.com) under Financial Reports

Reserve Account balance as of June 30, 2024: \$14,008

Insurance Broker: Mountain West Insurance, 135 Burnett Dr., Unit 2, Durango CO 81301

Insurance Coverages:

Type of Coverage	Amount Insured	Deduc3ble	Renewal Date
Commercial Liability	\$1,000,000	\$1,000	3/22/24
Directors Liability	\$1,000,000	\$1,000	3/22/24
Surety Bond	\$50,000	\$500	3/22/24

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### Governance Documents

Bylaws, the CC&Rs, Articles and Rules are accessible in the Association's website

Minutes of the Executive Board and Member Meetings for the previous 12 months are located at [www.fgeha.com](http://www.fgeha.com)

The Association's required responsible governance policies that were adopted under section 38-33.3-209.5 of CCIOA are located at [www.fgeha.com](http://www.fgeha.com) in the Governing Documents section index:

Policy Number	Required Policy Name:	Effective or Updated Date
1	Association Status Related To CCIOA	6/16/2022
2	Adoption and Amendment of Policies	6/16/2022
3	Elections Policy	6/16/2022
4	Conduct of Meetings	6/16/2022
5	Association Financing and Budgeting	6/16/2022
6	Investment of Reserve Funds	6/16/2022
7	Enforcement of Covenants and Rules; Notice and Hearing Procedure	7/1/2024
8	Collection of Unpaid Assessments	2/20/2024
9	Inspection & Copying of Association Records; Record Retention	6/16/2022
10	Dispute Resolution between Members and Association	6/16/2022
11	Board of Directors Conflict of Interest	6/16/2022
12	Required Disclosures to Members	6/16/2022
13	Short-Term Rental Policy	7/1/2024