

FIRST SUPPLEMENT TO
THE RESOLUTION REGARDING POLICY AND PROCEDURE FOR INSPECTION
AND COPYING OF ASSOCIATION RECORDS

WHEREAS, the Association did, pursuant to HB 12-1237, adopt a Policy regarding the inspection and copying of Association records, which prohibited the Association from disclosing Email addresses and phone numbers to its members; and

WHEREAS, pursuant to HB 14-1125, the Association may now, with the consent of the individual owners or residents, disclose and make personal email addresses and phone numbers of owners or residents in the community available for inspection and copying;

WHEREAS, the Association desires to amend and supplement its existing policy as follows:

Paragraph 2, shall be deleted in its entirety and replaced as follows:

2. Exclusions. The Association may withhold from inspection and copying certain records as provided by Colorado law, and which shall not be deemed to be records of the Association, which shall include, but are not limited to:
 - (a) Architectural drawings, plans and designs, unless released upon the written consent of the owner of such drawings, plans or designs;
 - (b) Contracts, leases, bids or records related to transactions currently under negotiation;
 - (c) Communications with legal counsel that are otherwise protected by the attorney-client privilege or the attorney work product doctrine;
 - (d) Records of executive sessions of the Board;
 - (e) Individual unit files other than those of the requesting Owners.

The Association **shall** withhold from inspection and copying the following records as provided by Colorado law:

- (a) Personnel, salary or medical records relating to Individuals;

(b) Personal identification and account information of Owners, including bank account information, driver's license numbers, social security numbers, email addresses and telephone numbers. Notwithstanding the above, if an Owner or resident has provided the Association with his or her express written consent to disclose his or her email address or phone number, the Association may publish that information to other Owners or residents. If the Owner or resident revokes his or her consent in writing, the Association shall cease making available for inspection the Owner's or residents' email address or phone number after the receipt of such revocation, but the Association need not change, retrieve or destroy any document or record published by the Association prior to the Association's receipt of such revocation.

PRESIDENT'S

CERTIFICATION:

The undersigned, being the President of the Steam Plant Lofts Condominium Association a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors of the Association on April 28, 2015 and, in witness thereof, the undersigned has subscribed his/her name.

By:



President