



Three Springs Associations
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Questions & Answers

Q: What quorum is required for an Association Member Meeting before any motion can be acted upon?

A: The presence at the meeting of the Members entitled to cast, or of proxies entitled to cast, twenty-five percent (25%) of the votes of all Members shall constitute a quorum.

Q: I may have misunderstood, if I approve of the budget, then no need to vote? It looks like the proxy is only to veto the budget, is this correct?

A: Correct, the purpose of the Special Members Meeting is to provide Members the opportunity to veto the Board approved 2018 budget. Unless at the meeting, at least seventy-five percent (75%) of the voting power of all Owners veto the budget, the budget is deemed approved by the Owners, whether or not a quorum is present.

Q: Who can vote?

A: Members shall be the Owner of a Unit, Lot or Parcel which is Assessable Property (1 vote per 1 Member) and who is current in their payment of all assessments and fees to the Association.

Q: Can I vote via email or mail in ballot?

A: No, at this time, there is not a motion to act upon by the Members. A motion cannot be proposed until a Member Meeting is convened with the required number of members to satisfy the quorum requirement. Therefore, no motion can be dealt with via mail-in ballot.

Q: Will the developer's lots pay the new assessment?

A: Yes. The developer lots pay assessments per the governing documents.

Q: What does CCMC stand for?

A: Capital Consultants Management Corporation

Q: With CCMC having a full-time person onsite, will that person be local and understand Durango lifestyle?

A: Yes, CCMC would prefer to hire a qualified local person who understands Durango.

Q: What is the initial term of CCMC's contract?

A: 3 years.

Q: Regarding maintenance items like crosswalks within City streets, could CCMC work with the City to help make this happen.

A: Yes, CCMC will develop relationships with City and other entities to help resolve those things.

Q: Will the new company help with mosquitos? Also, I have lived in HOA's before and I agree that a full-time management company is needed at Three Springs.

A: CCMC could help coordinate with the local mosquito district. Three Springs is in the "Florida Mosquito Control District" and their phone number is 970-259-1652.

Q: Is Frankie White, CPA of Clark & Associates going to be gone?

A: Yes, she would no longer be the accountant if CCMC is hired.

Q: Will the Declarant pay the fees?

A: Yes, the declarant will be approximately 50% of increased fees in Master and approximately 20% in Residential fees. Overall, approximately 30% of the increased fees. Historically, Declarant has paid approximately 72% of total assessments.

Q: What is the Declarant Control Period?

A: For definition of "Declarant Control Period", see Article I, Section X of the Master Declaration and Article I, Section AA of the Residential Declaration, found on the Association web site.

Q: As the Declarant transfers lots to homeowners, will the fees go up or stay same?

A: Assessments are evaluated during the annual budget process to balance the expenses of the associations.

Q: This fee that is increasing, is that the current membership or total build-out?

A: Current.

Q: When is Three Springs going to be fully built out?

A: At this time, Three Springs is estimated to be built out in 25 years.

Q: Does the 75% of the veto apply to CC&R's?

A: No, 67% vote for Amendments to the CC&R's [See Article XV, Section 15.2 of the Master Declaration and Residential Declaration].

Q: Where do the CC&R's fines go?

A: They go to the operating statement. The fine policy is on the Associations' website.

Q: Will the Declarant be held to the same CC&Rs standards that everyone else is?

A: Yes.