

**GOLD BELT HOMEOWNERS ASSOCIATION, INC.**  
**2026 ANNUAL DISCLOSURES**  
**January 1, 2026**

The following information is provided to Members of the Gold Belt Homeowners Association, Inc., ("GBHOA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Gold Belt Homeowners Association, Inc., a Colorado nonprofit corporation.
2. GBHOA's mailing and physical address is:  
**Mailing Address:**  
P.O. Box 3071  
Telluride, CO 81435  
**Physical Address:**  
333 West Colorado Avenue  
Telluride, CO 81435  
  
Phone: (970) 728-5515  
Fax: (970) 728-1415  
Web: [www.jarmikproperties.com](http://www.jarmikproperties.com)  
Email: [jarmikpropertymanagement@gmail.com](mailto:jarmikpropertymanagement@gmail.com)
3. GBHOA does employ a management company named Jarmik Property Management, Inc.
4. The name of the common interest community managed by Jarmik Property Management, Inc. is "Gold Belt Homeowners Association, Inc."
5. The initial General Declaration for Gold Belt Condominiums was recorded on May 30, 2002. The 1<sup>st</sup> Amendment to the Declarations was recorded on September 30, 2004. The General Declaration is available on the Jarmik Property Management, Inc. website in "Governing Documents" division of the GOLD BELT section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. GBHOA's fiscal year commences on January 1.
7. GBHOA's monthly assessment rates for 2026 can be found on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
8. GBHOA's annual financial statements are available on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
9. Copies of GBHOA's insurance policies are available on the Jarmik Property Management, Inc. website under the "Insurance" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.