

WILLOWS AT TELLURIDE PHASE II CONDOMINIUM ASSOCIATION
2026 ANNUAL DISCLOSURES
January 01, 2026

The following information is provided to Members of the Willows at Telluride Phase II Association, Inc ("WTCA2") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Willows at Telluride Phase II Condominium Association, Inc., a Colorado nonprofit corporation.

2. WTCA2's mailing and physical address is:

Mailing Address:

P.O. Box 3071
Telluride, CO 81435

Physical Address:

240 East Pacific Avenue
Telluride, CO 81435

Phone: (970) 728-5515
Fax: (970) 728-1415
Web: www.jarmikproperties.com
Email: jarmikpropertymanagement@gmail.com

3. WTCA2 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 "Willows at Telluride Phase II Association."
5. The initial General Declaration for Willows at Telluride Phase II was recorded on March 29, 2007 at Reception No. 391552 in the records of the San Miguel County Recorder. The General Declaration is available on the Jarmik Property Management, Inc. website under the "Declarations" link in "Governing Documents" division of the Willows at Telluride Phase II section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. WTCA2's fiscal year commences on January 1.
7. WTCA2'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. WTCA2'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 WTCA2 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.