

**SAN JUAN WAREHOUSE CONDOMINIUM BUILDING  
ASSOCIATION  
2024 ANNUAL DISCLOSURES  
January 01, 2024**

The following information is provided to Members of the San Juan Warehouse Condominium Building Association ("SJWCBA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is San Juan Warehouse Condominium Building Association, a Colorado nonprofit corporation.
2. SJWCBA's mailing and physical address is:  
**Mailing Address:**  
P.O. Box 3071  
Telluride, CO 81435  
**Physical Address:**  
225 South Pine Street  
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. SJWCBA 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 "San Juan Warehouse Condominium Building Association."
5. The initial General Declaration for San Juan Warehouse Condominium Association was recorded on June 17, 1999 at Reception No. 327265 in the records of the San Miguel County Recorder. Amended Declarations were recorded on January 30, 2007 at Reception No. 381147. The current applicable First Amended General Declaration for San Juan Warehouse Condominium Association, Telluride, Colorado, was recorded on December 13, 2000, at Reception No. 338568. Copies of the General Declaration and the First Amendment to the General Declarations are available on the Jarmik Property Management, Inc. website under the "Declarations" link in "Governing Documents" division of the San Juan Warehouse section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. SJWCBA's fiscal year commences on January 1.
7. SJWCBA's monthly assessment rates for 2024 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. SJWCBA'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 SJWCBA 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.