

BEAR CREEK LOFTS HOMEOWNERS ASSOCIATION, INC.
2026 ANNUAL DISCLOSURES
January 01, 2026

The following information is provided to Members of the Bear Creek Lofts Homeowners Association, Inc., ("BCLHOA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Bear Creek Lofts Homeowners Association, Inc., a Colorado nonprofit corporation.
2. BCLHOA's mailing and physical address is:
Mailing Address:
P.O. Box 1336
Telluride, CO 81435
Physical Address:
327 E. Colorado Ave.
Telluride, CO 81435

Phone: (970) 728-5515
Fax: (970) 728-1415
Web: www.jarmikproperties.com
Email: jarmikpropertymanagement@gmail.com
3. BCLHOA 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 "Bear Creek Lofts Homeowners Association."
5. The initial General Declaration for Bear Creek Lofts Homeowners Association was recorded on August 31, 2006 in the records of the San Miguel County Recorder, reception number 386490. The General Declaration is available on the Jarmik Property Management, Inc. website in "Governing Documents" division of the Bear Creek Lofts Association section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. BCLHOA's fiscal year commences on December 31.
7. BCLHOA'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. BCLHOA'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 BCLHOA'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.