

GOLD DUST CROSSING HOMEOWNERS ASSOCIATION
2026 ANNUAL DISCLOSURES
January 01, 2026

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

1. The name of the association is Gold Dust Crossing Homeowners Association, Inc., a Colorado nonprofit corporation.

2. GDCHOA's mailing and physical address is:

Mailing Address:

P.O. Box 3071
Telluride, CO 81435

Physical Address:

271 S. Townsend Street
Telluride, CO 81435

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

3. GDCHOA 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 Dust Crossing Homeowners Association."
5. The initial General Declaration for Gold Dust Crossing Homeowners Association was recorded on January 10, 1996 at Reception No. 302807, Book 554, page 955 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 Gold Dust Crossing section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. GDCHOA's fiscal year commences on January 1.
7. GDCHOA'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. GDCHOA'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 GDCHOA 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.