



## ROCK CREEK MASTER ASSOCIATION, INC

### ANNUAL DISCLOSURE

The Association is required to give an annual disclosure per the SB-100 law [38-33.3-209.4(1)].

1. Name of The Association:  
Rock Creek Master Homeowners Association, Inc
2. Rock Creek is Independently Managed:  
**Rock Creek Master Association, Inc**  
**357 McCaslin Blvd, Suite 200**  
**Louisville, CO 80027**
3. Community Manager is:  
Kelly McKee  
[manager@rockcreekhoa.com](mailto:manager@rockcreekhoa.com)  
Phone: TBD
4. The Fiscal Year of the Association Commences on **January 1.**
5. The following Declarations were Recorded **with the County of Boulder:**
  - ***Master Declaration of Covenants, Conditions and Restrictions for Rock Creek***
    - Reception #: 01089398; Pages 1 – 47
    - Recorded February 27, 1991
6. The 2025 annual assessment: **\$299.78 each lot per year**
7. The following records are available for owner copying and inspection at the Managing Agent's offices or on the owner portal:
  - a. **Articles of Incorporation**
  - b. **Declaration**
  - c. **Bylaws**
  - d. **Policies**
  - e. **Rules and Regulations**
  - f. **Resolutions adopted by the Board**
  - g. **Minutes of Annual Member Meeting for the previous year**
  - h. **Minutes of Board of Directors Meetings for the previous year**
  - i. **Financial statements for the previous fiscal year**
  - j. **Budget for the current fiscal year**
  - k. **A list, by unit type, of the Associations current assessments**
  - l. **The most recent financial audit**
  - m. **Certificate of Insurance**