

Game Trail Association

Owner Education Guide: HOA Governance & Member Rights

Published pursuant to C.R.S. § 38-33.3-209.7 (Colorado Common Interest Ownership Act)

Welcome to Game Trail Governance

As a property owner in Game Trail, you are an integral part of our common interest community. Under Colorado law (CCIOA) and our governing documents, the Game Trail Association (GTA) operates to maintain shared infrastructure, protect property values, preserve our natural mountain environment, and foster community well-being.

This document serves as an annual educational resource outlining how our association operates, the responsibilities of the Executive Board, and your rights and obligations as a property owner.

Section 1: Association Operations

Budget Creation & Ratification

- **Development:** The Executive Board, in collaboration with relevant committees, drafts a proposed annual operating budget and reserve contribution plan prior to the start of the fiscal year.
- **Notice & Presentation:** A copy or summary of the proposed budget is delivered to all property owners prior to a designated budget meeting.
- **Ratification:** Under CCIOA (§ 38-33.3-303(4)), the proposed budget is automatically ratified unless a majority of all property owners (or a higher percentage specified in our governing documents) vetoes it at the designated meeting, regardless of whether a quorum is present.

Reserve Fund Planning & Capital Improvements

- **Purpose:** The Reserve Fund is set aside specifically for major long-term maintenance, repair, and replacement of common infrastructure (such as roads, water systems, and common structures).
- **Reserve Studies:** The Board periodically reviews and updates reserve studies to ensure long-term financial health and avoid unnecessary special assessments.

Board Decision-Making

- **Open Meetings:** All regular and special meetings of the Executive Board are open to attendance by all members or their designated representatives.
- **Executive Sessions:** The Board may meet in a closed executive session only for specific statutory reasons authorized under C.R.S. § 38-33.3-308(3), such as consultations with legal counsel, personnel matters, or confidential owner account disputes. No formal vote or binding rule adoption occurs within executive sessions.

Section 2: Board Rights & Responsibilities

Fiduciary Duty

- Executive Board members have a statutory fiduciary duty to act in good faith, with the care an ordinarily prudent person in a like position would exercise, and in a manner reasonably believed to be in the best interest of the association.

Common Area Responsibilities

- The Board oversees the ongoing maintenance, repair, insurance, and management of GTA common properties, rights-of-way, and shared infrastructure.

Policy Enforcement & Rule-Making Authority

- The Board holds authority to adopt and enforce reasonable administrative rules, policies, and design guidelines consistent with our Declaration and Bylaws.
- All covenant and rule enforcement follows established procedures that provide written notice and an opportunity for a hearing.

Section 3: Owner Rights & Responsibilities

Owner Rights

- **Meeting Participation:** Owners have the right to attend all open Board and member meetings and to speak on agenda items during designated open forum periods before formal Board action is taken.
- **Inspection of Records:** Owners have the right to inspect and request copies of official association records in accordance with C.R.S. § 38-33.3-317 and GTA record inspection policies.
- **Voting:** Members in good standing hold voting rights on association matters requiring membership approval, including annual Board elections and governing document amendments.

Owner Responsibilities

- **Assessment Payments:** Timely payment of annual and special assessments is essential to maintain community operations and fund infrastructure reserves.
- **Covenant & Rule Compliance:** Owners are responsible for adhering to all recorded covenants, bylaws, and association rules—including land use restrictions, pet/wildlife policies, and wildfire mitigation guidelines.
- **Architectural Review Procedures:** Any exterior modification, new construction, addition, or structural repair must be submitted to and approved by the Architectural Control Committee (ACC) prior to commencing work.

Section 4: Resources & Contacts

- **Game Trail Association Board & Administration:** Please visit the official Game Trail website contact page or log into the member portal for current Board officer contact details, committee schedules, and administrative support.

- **State Regulatory Resources:** For state guidelines, educational materials, and information regarding Colorado HOA law, visit the [Colorado Division of Real Estate HOA Information and Resource Center](#).

Note: This educational document is provided for informational purposes pursuant to C.R.S. § 38-33.3-209.7 and does not supersede or alter the recorded Declaration, Covenants, Bylaws, or legal regulations of the Game Trail Association.