

**ANNUAL DISCLOSURES TO MEMBERS - 2010
(and INDEX ??)**

New for 2010: Civil Code §1363.005. Disclosure Document Index. The association shall, at the request of any member, distribute to the member, in the manner described in Section 1350.7¹, the following Disclosure Documents Index. *[Although it is not required, we recommend including a copy of this Index (i.e., the list itself) as part of your annual Pro Forma Budget Package.]*

Disclosure Documents Index		
Item	Description	Reference Code
1 *	Assessment & Reserve Funding Disclosure Summary <i>[Note: This form revised effective 2010]</i>	Civil Code §1365.2.5
2 *	Pro Forma Operating Budget or Pro Forma Operating Budget Summary	Civil Code §1365
3 *	Assessment Collection Policy	Civil Code §1365(e) and 1361.1(a)
4 *	Notice/Assessments and Foreclosure (form)	Civil Code §1365.1
5 *	Insurance Coverage Summary	Civil Code §1365(f)
6 **	Board Minutes Access	Civil Code §1363.05(e)
7 *	Alternative Dispute Resolution (ADR) Rights (summary)	Civil Code §1369.590
8 *	Internal Dispute Resolution (IDR) Rights (summary)	Civil Code §1363.850
9 **	Architectural Changes Notice	Civil Code §1378(c)
10 *	Secondary Address Notification Request	Civil Code §1367.1(k)
11 ***	Monetary Penalties Schedule	Civil Code §1363(g)
12 *	Reserve Funding Plan (summary)	Civil Code §1365(b)
13 *	Review of Financial Statement	Civil Code §1365(c)
14 *	Annual Update of Reserve Study	Civil Code §1365(a)

* Documents to be included in the Annual Pro Forma Budget Package, to be distributed to Members not less than 30 nor more than 90 days prior to start of Fiscal Year

** Can be distributed anytime annually.

*** To be distributed anytime there is a change from the previously distributed schedule.

[Note: Footnote, asterisks and color coding not part of the actual statute.]

¹ **§1350.7. Document Delivery Methods.** ... Personal delivery ... First-class mail ... E-mail, facsimile, or other electronic means (if recipient has agreed to that method of delivery) ... By publication circulated primarily to members ... in association broadcasted television programming ... by method of delivery provided for in CC&Rs ... with a billing statement, newsletter, or other document delivered to members.