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Dear Homeowner

January 15, 2021

The Colorado Common Interest Ownership Act now requires common interest associations to disclose certain information to their members within 90 days after the end of the fiscal year. The following information is available at the office of the Association during regular business hours or may be viewed on-line at <http://windstreamcondos.com>

Annual Association Disclosure - Year 2021  
The Name of the association is: WIND STREAM CONDOMINIUM ASSOCIATION, INC.

The association's Designate Agent and its Management Company is:  
WESTERN STATES PROPERTY SERVICES, INC.  
9145 E. KENYON AVENUE, SUITE 100  
DENVER, CO 80237  
PHONE: (303) 745-2220 FAX: (303) 745-3335

The association's Condominium Declaration of Covenants was recorded  
in: Arapahoe County  
on: February 11, 1982  
at: Reception Number 2145363

**The association's fiscal year begins January 1, each year and ends December 31.**  
This information is available at the offices of Western States Property Services. For review during regular business hours by appointment.

- A list of the current monthly assessments by unit type.  
(All 234 units are the same type and the monthly maintenance fee during 2021 is \$305.00
- A synopsis of the association's insurance policies and coverages.
- The association's Governing Documents, including:
  - The Declaration
  - The Bylaws
  - The Articles of Incorporation
- Minutes of the Annual General Membership meeting(s) during the last year
- Minutes of the Board of Directors meetings during the last year
- The association's Responsible Governance Policies
- The association's current operating budget
- The association's year-end financial statement for 2020
- The association's most recent audit or financial review
- Association insurance information can be found on the website
- Transfer Fees, Normal time \$250.00, Rush is \$300.00

Sincerely,

Earl Johnson, CAM  
Western States Property Services, Inc.