July 12, 2023

<INSERT NAME> Homeowners Association, Inc.

Re: House Bill 23-1105

On May 24, 2023, Governor Polis signed House Bill 23-1105 (the “Act”) into law. The main thrust of the law is that it creates an HOA Homeowners Rights Task Force in order to, “[E]xamine issues confronting communities that are governed by the Executive Board of an Association.”

A portion of the Act, C.R.S. 12-10-226.3(3)(b)(V), also contains an affirmative requirement that your Association must notify its owners about the HOA Homeowners Rights Task Force prior to its first meeting. The statute requires that all members of the Task Force be appointed by August 1, 2023.

There are no specific requirements for the means of communicating this notice in the statute, so the notice may be sent in any way permitted under the governing documents.

Please see the next page for proposed language to provide to your communities regarding this matter.

If you have any questions on the matter, please do not hesitate to contact me.

Very truly yours,

MOELLER GRAF P.C.

David J. Graf

For the Firm

**REQUIRED HOUSE BILL 23-1105 NOTICE FOR <INSERT NAME> HOMEOWNERS ASSOCIATION, INC.**

<INSERT ADDRESS HERE>

Dear Member of <Association>:

On May 24, 2023, Governor Polis signed House Bill 23-1105 into law, which, among other actions, creates the HOA Homeowners Rights Task Force (“Task Force”).

This notice is being sent pursuant to C.R.S. 12-10-226.3(3)(b)(V). Under this section, we are required to provide notice to all Owners within the Association that the Task Force has been created. All members of the Task Force will be appointed by August 1, 2023.

Please see the Colorado Division of Real Estate for further information regarding the Task Force and the upcoming meetings.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

<Officer Name and Title>