

**RESOLUTION OF  
NORTHMOOR ACRES HOME OWNERS ASSOCIATION  
REGARDING DOCUMENT RETENTION AND DESTRUCTION POLICY**

**SUBJECT:** Document Retention and Destruction

**PURPOSE:** To adopt a Document Retention and Destruction Policy

**EFFECTIVE  
DATE:** November 18, 2021

**RESOLUTION:**

The following resolution has been adopted by the Association pursuant to Colorado law, the Declaration of Covenants and the Bylaws of the Association at a regular meeting of the Board of Directors.

**SECTION 1  
Introduction**

**1.1 Scope**

This Document Retention and Destruction Policy applies to the Northmoor Acres Home Owners Association (hereinafter the "Association"), the Association's Board of Directors, and the Association Manager, if applicable.

The documents maintained by the Association's legal counsel are not subject to this Document Retention and Destruction Policy ("Policy").

**1.2 Purpose**

This Policy is created to establish guidelines for identifying, retaining, storing, protecting and disposing of the Association's Documents (the "Documents"). This Policy is necessary to ensure that the Association conducts itself in a cost-effective manner while also adhering to legal and business requirements.

**1.3 Policy**

- A. It is the Association's policy to maintain complete and accurate Documents. Documents are to be retained for the period of their immediate use unless longer retention is required for historical reference, contractual or legal requirements, or for other purposes as set forth in this Policy.
- B. Documents that are no longer required or have satisfied their recommended period of retention are to be destroyed in an appropriate

manner.

- C. The Secretary is responsible for ensuring that Documents within his or her area of assigned responsibility are identified, retained, stored, protected and subsequently disposed of, in accordance with the guidelines set forth in this Policy. However, should the Association decide to hire an Association Manager, all references in this Policy to the term “Secretary” shall be replaced with “Association Manager.”

#### 1.4 **Compliance**

This Policy is not intended to be all inclusive, and accordingly must be tailored to meet the specific needs of the Association. The retention periods set forth herein are guidelines based on the current retention periods set forth in federal, state, and local statutes and regulations (none of which explicitly address the Association), and industry custom and practice.

#### 1.5 **Board Members and Committee Members**

The Association does not require Board Members and Committee Members to maintain any Documents. Board Members and Committee Members in their discretion may dispose of Documents *generated by the Association* because the Association has maintained such Documents in the Official Files. However, any Documents relating to the Association, which were not generated by the Association, or not received by the Board Member or Committee Member through the Association, should be sent to the Secretary to be maintained in the Official Files.

Documents created by Board members or Committee Members for their own use as a member of the Board of Directors/Committee, including but not limited to notes, drafts, emails, summaries, etc. are not Documents of the Association and should be destroyed by the Board Member or Committee Member once an Association Document is produced or within six months of creation, whichever is sooner, unless otherwise provided herein. E-mail discussions among Board members related to Association business shall be copied to and saved by the Secretary pursuant to this Policy.

When faced with a request to disclose or provide access to a Document, no Board Member or Committee Member shall disclose or provide any Document to any Owner outside of the Board of Directors. Directors and Committee Members shall direct Owners to make a formal request to the Association pursuant to its inspection of records policy.

#### 1.6 **Annual Purge of Files**

The Secretary shall conduct an annual purge of files. The annual purge of files shall be completed within the first quarter of each calendar year.

### 1.7 **Destruction Procedure**

All Documents to be purged or destroyed pursuant to this Policy shall be shredded, or permanently deleted electronically, if stored in an electronic format.

### 1.8 **Certification**

Following the annual purge of files, the Secretary shall complete a Certification Letter directed to the Association's Board of Directors stating that all Documents under his or her control conform to the retention guidelines. Each Board Member and Committee Member shall complete a Certification Letter annually stating that all documents created by him/her have been destroyed pursuant to Paragraph 1.5.

### 1.9 **Written/Electronic Storage**

Documents maintained pursuant to this Policy may be maintained in written form or in another form capable of conversion into written form within a reasonable time.

### 1.10 **Miscellaneous**

There may be an immediate destruction of copies of any Document, regardless of age, provided that an original is maintained in the Official Files of the Association.

### 1.11 **Onset of Litigation**

At such time as the Board or the Association has been served with a lawsuit, or if it is reasonably foreseeable that litigation may be imminent, all Documents potentially relevant to the dispute must be preserved notwithstanding anything in this policy to the contrary.

Therefore, at the direction of legal counsel the Secretary will advise the Board Members, and any other person who may maintain Association Documents, of the facts relating to litigation. Thereafter, all Documents potentially relevant to the dispute shall be deemed "held" until such litigation is concluded and all appeal periods have expired. At the conclusion of the litigation the "hold" period will cease and the time periods provided in the Document Retention and Destruction Guidelines will recommence.

## **SECTION 2** **Definitions**

### 2.1 **Association Manager**

"Association Manager" means the community association manager of the Association. At the time this Policy was adopted, the Association did not have an Association Manager.

## 2.2 **Current**

“Current” means the calendar year in which the Document was created, obtained or received.

## 2.3 **Document**

“Document” means any documentary material that is generated or received by the Association in connection with transacting its business, is related to the Association's legal obligations, and is retained for any period of time. The term "Document" includes, among others, writings, drawings, graphs, charts, photographs, tape, disc, audio recordings, microforms, and other electronic documents from which information can be obtained or translated including but not limited to electronic mail, text, direct message, and voice mail.

The Documents, as defined in this policy, may encompass more records than those which are available for inspection by Owners pursuant to the Association's Inspection of Records Policy. Not all Documents may be records of the Association as that term is defined in the Inspection of Records Policy and Colorado law, and therefore may not be subject to inspection by Owners.

## 2.4 **Life**

"Life" means the duration of the relationship, contract or coverage, and "Life + 4 years" means four years beyond the termination of the relationship, contract or coverage.

## 2.5 **Official Files**

"Official Files" means the files maintained by the Secretary of the Association.

Legal documents and documents subject to the attorney-client privilege and the work product privilege maintained by the Association's legal counsel are not part of the "Official Files" of the Association.

## 2.6 **Permanent**

“Permanent” means that the retention period for that Document is permanent.

## **SECTION 3** **Document Retention and Destruction Guidelines**

The Association's Documents are grouped into categories as set forth below. Although every conceivable Document is not listed, the following list should indicate to which category a particular Document relates.

1.	<b><u>Accounting Records</u></b>	<b><u>Retention Period</u></b>
	Accounts Payable	7 years
	Account Receivable	7 years
	Audit Reports	Permanent
	Chart of Accounts	Permanent
	Depreciation Schedules	Permanent
	Expense Records	7 years
	Financial Statements (Annual)	Permanent
	Fixed Asset Purchases	Permanent
	General Ledger	Permanent
	Inventory Records	7 years
	Loan Payment Schedule	7 years
	Federal and State Tax Returns	Permanent
2.	<b><u>Bank/Financial Records</u></b>	<b><u>Retention Period</u></b>
	Bank Reconciliation	7 years
	Bank Statements	7 years
	Deposit Tickets	7 years
	Cancelled Checks	7 years
	Cash Receipts and Cash Disbursement Journals	7 years
	Owner Ledgers	While owner owns a home in the community + 7 years
	Electronic Payment Records	7 years
	Audit Reports	Permanent

Personal Property Tax Returns Permanent

Budgets 7 year

Reserve Study 7 years

3. **Corporate Records**

**Retention Period**

Board Minutes Permanent

Committee Minutes Permanent

Member Meeting Minutes Permanent

Bylaws, Articles and CC& R's Permanent

Rules and Regulations Permanent

Policies and Guidelines Permanent

Record of actions of the Board of Directors or  
Members without a Meeting  
(for example, records of decisions made  
by the Board via e-mail) Permanent

E-mail communications among  
Board members directly related to  
and resulting in a decision made  
by the Board outside of a meeting. 1 year

General e-mail discussions among  
the Board which do not result in  
any decision being made outside of  
a meeting 6 months

Record of Waivers of Notices of  
Meetings of Members, Board of  
Directors or Committees Permanent

Board Resolutions Permanent

Business Licenses Permanent

Contracts Life +7 years or warranty period if  
longer

Correspondence from Legal Counsel	Permanent
Insurance Policies	Life + 4 years
Leases/Mortgages	Permanent
Patents/Trademarks	Permanent
Bids, Proposals	Permanent
Homeowner Records	Permanent
Vendor Invoices	7 years
Written Correspondence between Association and Vendors	7 years
Photographs	7 years
Periodic Reports Filed with the Secretary of State	1 year
Videotapes and Audiotapes of Board Meetings	Until minutes approved
Proxies and Ballots (generally) (unless otherwise provided herein)	One year after the election, action, or vote to which they relate
Proxies and Ballots for Document Amendments	Permanently
Deeds, Easements and Other Real Property Records	Permanently
4. <b><u>Employee Records, if any</u></b>	<b><u>Retention Period</u></b>
Benefits Plans	Permanent
Personnel Files	7 years
Employment Applications	3 years

	Employment Taxes	7 years
	Payroll Records	7 years
	Pension/Profit Sharing Plans	Permanent
5.	<b><u>Real Estate Records</u></b>	<b><u>Retention Period</u></b>
	Construction Records	Permanent
	Warranties	Permanent
	Leasehold Improvements	Permanent
	Lease Payment Records	Life + 4 years
	Real Estate Purchases	Permanent
6.	<b><u>Owner Communications</u></b>	<b><u>Retention Period</u></b>
	Written Communications to all Owners generally (including meeting or other notices sent via e-mail, facsimile and regular mail)	6 years
7.	<b><u>Individual Member Files</u></b>	<b><u>Retention Period</u></b>
	Correspondence to Members individually (not including enforcement letters)	As long as Member owns +4 years
	Enforcement Letters (including covenant violation letters and violation letters and delinquency letters)	As long as Member owns +4 years
	Owner Complaints (written)	As long as Member owns +4 years
	Architectural requests and any responses from the Association regarding Requests	Permanently
	Any Correspondence between	



Association and Members not otherwise listed

As long as member owns +4 years

8. **Miscellaneous**

**Retention Period**

Miscellaneous Documents (not otherwise listed herein)

At Board's discretion

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Northmoor Acres Home Owners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on November 18, 2021 and in witness thereof, the undersigned has subscribed his name.

**Northmoor Acres Home Owners Association**, a Colorado nonprofit corporation

By:   
Its: President