

EXHIBIT F
RESERVE FUND STUDIES

1. General Standards

The directors and officers of an association should meet the standards of care required for Colorado non-profit corporations when investing reserve funds. Those standards require directors and officers to act:

- (a) in good faith;
- (b) with the care an ordinarily prudent person in a like situation would exercise under similar circumstances; and
- (c) in a manner the director or officer reasonably believes to be in the best interest of the association.

2. Reliance Upon Professionals

In discharging this duty, Directors and officers may rely on people who the Directors or officers reasonably believe have professional or expert competence, such as Property Managers.

3. Reserve Accounts

The Board of Directors should establish the amount to be transferred to reserve funds on an annual basis. Reserves may be invested in certificates of deposit, money market deposit accounts, money market funds, U.S. treasury and government obligations, municipal bonds and other state obligations, and other investments recommended by a financial advisor pursuant to the Association's investment goals. No funds shall be deposited or invested except in authorized investment funds. All investments must be insured by FDIC, SIPC or comparable insurance.

4. Investment of Reserves

The reserve funds shall be invested to achieve the following goals, in descending order of importance:

- (a) Promote and ensure the preservation of principal;
- (b) Structure maturities to ensure liquidity and accessibility of funds for projected or unexpected expenditures;
- (c) Mitigate the effects of interest rate volatility upon reserve assets;

- (d) Seek the highest level of return that is consistent with preserving the principal and accumulated interest;
- (e) Minimize investment costs.

The Board of Directors may consider the following circumstances in investing reserve funds:

- (a) General economic conditions;
- (b) Possible effect of inflation or deflation;
- (c) Expected tax consequences;
- (d) Role that each investment plays in the overall investment portfolio;
- (e) Other resources of the Association.

5. Board Review

All accounts, instruments and other documentation of such investments shall be subject to the approval of, and may from time to time be amended by, the Board of Directors as appropriate, and shall be reviewed at least once per year.

6. Authority

The President, Treasurer or Manager, if authorized by the Board, shall be authorized and empowered to purchase, invest in, acquire, sell or assign any and all types and kinds of investments meeting the goals in paragraph 4; and to enter into agreements, controls and arrangements with respect to such security transactions and to execute, sign or endorse agreements on behalf of the Association. To withdraw or transfer funds, the signature of two of the aforementioned persons shall be required.

7. Fidelity Insurance

The Association shall carry fidelity insurance to protect against theft or dishonesty from anyone with access to the reserve funds.

8. Monthly Statements

The Association's Manager or other person designated by the Board shall maintain monthly statements, including detailed accounting of current values, income and all transactions.

9. Reserve Studies

The Association may have one or more reserve studies performed in the future. Such reserve studies shall be available for inspection in accordance with the Association's records policy. The Association intends to review annually whether or not to have further reserve studies. The plan for any work recommended by any reserve study shall be derived from the annual and special assessments of the Association as set forth in the Association Documents and as determined by the Board of Directors or the Members of the Association. Any reserve study may or may not be based upon a physical analysis and financial analysis of the Association. For purposes of this policy, an internally conducted reserve study shall be sufficient.

Adopted by the Board, this 28th day of June, 2014, effective immediately.