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Watkins Farm HOA Board
P.O. Box 327
Watkins, CO 80137

DISPUTE RESOLUTION REQUEST

In accord with the November 1, 2006, Watkins Farm Board of Director's Resolution Regarding Dispute Resolution Policy and Procedures, Watkins Farm Involved, a coalition of homeowners from Watkins Farm Subdivision, herein tenders its request for negotiated dispute resolution. As further provided in said Resolution, within fifteen (15) days of receipt of this request, a meeting shall be held to begin a good faith attempt to negotiate a resolution of any disputes.

Watkins Farm Involved has retained the services of our law office for the purpose of beginning the aforementioned collaborative process in partnership with the Watkins Farm Homeowners' Association Board of Directors. It is anticipated that resolution of the disputes mentioned below will bring more structure and more uniform application of procedures to the process of Covenant enforcement review and to the process of compliance with the Colorado Common Interest Ownership Act (CCIOA).

Specifically, Watkins Farm Involved disputes the practice and procedures related to Covenant enforcement review and to CCIOA compliance involved in issues arising within the following general areas:

- I. Architectural Review Committee (ARC) Policies and Procedures
 - a. ARC Submittal Process
 - b. ARC Review and Documentation
 - i. Community Reporting
 - c. ARC Appeal Process
 - i. By Submitting Party
 - ii. By Community Member
- II. Community Adopted Policies and Procedures
 - a. Dispute Resolution
 - b. Good Neighbor Policy
- III. Covenant Clarifications and Enforcement
 - a. Vehicular Parking and Screening
 - b. Minimum Landscaping Requirements
 - c. Out Building Definitions

IV. HOA Financial Reporting

- a. Consistent Monthly Reporting

V. Website Management

- a. Repair and Maintenance
b. Timely Uploading of Current Documentation

VI. Community Meetings


- a. Uniform Meeting Minutes
b. Timely Community Distribution

To accomplish the above tasks, the use of the standing ARC appeal for 763 Kio Court and of the covenant violations for 763 Kio Court and 34542 East 7th may be used to facilitate the development of new processes and procedures going forward. Additionally, requests for information for any and all ARC submittals, previously requested, needs to be honored in accordance with CCIOA and with the Watkins Farm HOA Covenants.

It is hoped that successful negotiations involving these six (6) issues will avoid the next step identified in the aforementioned Resolution, i.e. mediation, and further avoid the final step, i.e. litigation, as the latter is provided for in ARTICLE XI, Section 1(c), of the June 11, 2003, Declaration of Covenants, Conditions and Restrictions for Watkins Farm. It is intended that such negotiations will be for the future benefit of the HOA and the Watkins Farm homeowners, focusing on prior Covenant enforcement reviews only for the purpose of providing insight into responsible HOA governance. At this point, it is not the intent of Watkins Farm Involved to establish Director liability under the Colorado Common Interest Ownership Act, as may be the case if dispute resolution efforts fail. Instead, Watkins Farm Involved looks forward to amicable resolutions of these disputes in the context of determining what type of HOA and what kind of community the Watkins Farm homeowners desire.

Because Watkins Farm Involved is represented by legal counsel, please direct all communications in any way related to this matter to me. I await your response within the fifteen (15) day time frame set forth in your Resolution, reference above. Thank you.

Sincerely yours,


DONALD F. SLAVIN

DFS:jlw

cc: Watkins Farm Involved
Watkins Farm HOA, Inc.