

**Community Association Manager (CAM) ,aka HOA property manager, Licensing Program
is up for review for continuation**

The CAM (Community Association Manager) licensing program is up for review. The State wants to hear about your experience and observations with the program: is it effective; simply a fees collection and educational course sales program promoted through government; is it unbiased; are cases expeditiously investigated with fair outcomes; does it require real fees disclosure or look the other way with justifying Transfer Fees; has and is the program to deeply influenced by the Community Association Institute (CAI); and any other issues you may want to convey to the reviewers. Your responses will be used in the process to determine if the program should continue and/or what changes need to be implemented to make it effective. The web site address:

http://www.dora.state.co.us/pls/real/OPR_Review_Comments.Main (they limit the space for comments so pick a few issues, list them, and they are supposed to contact contributors for more detail)

Our comments related to the CAM rules that are not defined clearly to hold CAMs accountable when they participate in or are aware of violations of State laws or HOA governing documents; the lack of timely and effective response from DORA to resolve problems and knowingly allowing unlicensed CAMs to operate; and the very weak and insulting full disclosure laws concerning HOA Transfer Fees (a one liner on a home closing document with no receipt to the home seller).

Take time to provide your input to the CAM licensing program.