



**HOA Budgets: Overview of presentation for approval/veto & [HB 16-1149](#) Budget Presentation and Approval/Veto**

**1) budgets presented by the Board at the designated meeting that are contained within monetary restriction/increases set forth in HOA governing documents will be deemed final and not require home owner approval but can be at such meeting with a vote of 50% of home owners (this is not 50% of those in attendance but 50% of home owners). generally, proxy voting can be counted in totaling votes.**

**2) budgets presented by the Board at the designated meeting that are not within limits of increases or other restrictions set forth in governing documents must gain the approval of 50% of home owners (this is not 50% of those in attendance but 50% of home owners).**

**3) HOA governing documents may be more definitive with restrictions on eligibility of which (type of) home owners can vote in this process to gain a majority to veto such as limiting or excluding to certain class(es) of unit owners or excluding absentee/rental unit owners. Also, governing documents can set a larger percentage to be required for the approval or veto of a budget. If a budget is vetoed the HOA will revert to using the last approved budget.**

**4) Always reference HOA governing documents for compliance.**