

Observations from Legislative Town Hall Meeting, Dec 5, Centennial CO

The Legislative Town Hall Meeting in Centennial CO this past Saturday, Dec 5, was a success. The meeting room was met by a standing room only (SRO) crowd with HOA issues dominating the discussion. This is the second SRO meeting within a month (our town hall showed similar results). Our thanks to Sen Nancy Todd, Rep Su Ryden, and Rep Janet Buckner for hosting the meeting and allowing for a lively question and answer session. The more we attend and discuss HOA issues the more we appear to be getting our message out and untangling the distortions that have dominated HOA issues as presented by the (CAI) and others with financial interests in restraining HOA reform.

We presented our priority issues that surfaced lobbyist distortions and misrepresentations and took the opportunity to discuss with the legislators:

1) **CAI:** the misunderstanding and misrepresentation of this organization as helpful on home owner's rights and in writing legislation continues. We emphasized that the CAI represents HOA property managers (aka Community Association Managers (CAM)) and HOA lawyers, pushes legislation to sell their educational courses, involved in killing efforts to end/limit HOA Transfer Fees that costs Colorado home owners upwards of \$10 million a year, and has been involved in watering down HOA Bills proposed or passed in the past decades.

2) **Out of court binding dispute resolution for HOA complaints as recommended in a State sanctioned study:** we explained to the legislators it is not true that this program would cost taxpayers and is complicated to implement. The program can be funded by HOA registration fees and/or home owner complaint filing fees, the infrastructure for supporting the program mostly exists and funded in the State HOA Office that has a complaint filing, review, recording, and reporting system in place, a protocol for conducting arbitration sessions already exists within DORA (and in practice for CAM complaints), and expanding this to include more trained arbiters costs taxpayers zero. In addition, it is not true that this system, that only addresses non-compliance with State HOA law and HOA governing documents, would take away the right to a court case: home owners would choose this process or court and not forced to one or the other.

3) **HOA Transfer Fees:** the lack of understanding about this fee remains (due to CAI and other's influence who benefit millions each year) but after explaining who benefits from the fee, determines the amount, how it is illegally applied, extorts money from home owners at home closing by precluding sale unless paid, and how it represents duplicate and triplicate billing to home owners for services already paid for in HOA dues, the truth is finally surfacing.

4) **Modifications to the CAM Licensing Law:** We explained weaknesses of the Bill: not being explicit on requiring CAM compliance with HOA laws and/or HOA governing documents; lack of disclosure requirements on CAM fees; the need for relief in fees and requirements for the smallest of HOAs; and DORA's very poor implementation and responsiveness to complaints.

We also found out that legislation is being considered to license home inspectors similar to requirements for CAMs. We hope the industry doesn't write their own legislation and rules similar to what they did with CAM licensing (with DORA's blessing).

We asked for legislative support, sponsoring of Bill addressing the above issues, and the opportunity to further explain our issues. Overall a very good and productive meeting.

Your legislator was provided a copy of this email. [Write them](#) asking for their support on these issues and they can contact us for more information or a meeting.