

HOA Legislative Town Hall Meeting, April 6, Aurora CO

This meeting was attended by over 125 people with others turned away due to seating capacity. The main concerns of attendees were the lack of enforcement of State HOA Laws and their own HOA governing documents. Also, of importance with several in attendance (who brought actual documentation to support their complaint) was the abusive and excessive HOA Home Sales Transfer Fee. The consensus was that this is a known rip-off enabled by legislators and Realtors who sit by and witness abuse with no corrective action.

The goodness of these Town Hall Meetings is that when folks from the legal industry and Community Association Institute (CAI) make claims that are false or misleading they are challenged and facts are presented. An example was the contention by CAI that home sellers paying a home sales transfer fee were presented with a detailed receipt justifying the fee. This is an outright lie, no other way to say it. When challenged they couldn't defend their statement. This is the type of thing that goes on all the time when representatives of home owner's interest are not in attendance and such claims are accepted as facts (and unfortunately by legislators). Then there was contention by a lawyer and others in attendance that HOA laws and governing documents do support home owner's interest and can be enforced. Challenged, this was put to rest by stating the fact that the only chance of enforcement was to proceed through our costly and litigious court system that most can't afford and thus such laws are ineffective.

The big issue settled upon was a need to implement an out of court binding dispute resolution process, administered by the state, that is affordable and accessible. Home owners are disappointed that legislators will not help in this area but leave the court system to settle disputes: a flagrant misunderstanding by our legislators about how enforcement of the law should work and how facts and not money should settle disputes.

The property manager licensing law also was discussed and most agreed the program was at best mildly effective and difficult to enforce from the home owner's perspective. No one expressed much confidence with DORA as the gatekeeper of the program and someone that would listen to home owner's concerns.

The legislators listened but what action will result is not certain and to date no legislator has followed through with any legislative action to help home owners. We will continue to conduct and participate in Town Hall Meetings to inform and refute misinformation.

[Cherry Creek Chronicle Article: local newspaper covers HOA Issues](#)

I would like thank all who attended. Random pictures of meeting below.

Stan Hrinkevich, President

Colorado HOA Forum

Senator Todd in background with microphone, Stan Hrinkevich at table



Picture of attendees, overflowed into hallway



Turnout was great, 125+, rarely a turnout this size for a regular legislative Town Hall Meeting

