



Urgent message to all Colorado CAI Members from the Chair of the Colorado Legislative Action Committee (CLAC):

Greetings CAI RMC and SoCo Members,

As anticipated, the 2020 legislative session has already seen a number of bills introduced that will or may impact the operations of community associations in Colorado.

Here is a list of the 9 bills introduced so far and their titles:

1. HB20-1046 – Private Construction Contract Payment Requirements
2. HB20-1064 – Public Utilities Commission Study of Community Choice Energy
3. HB20-1146 – Conservation Easement Transparency
4. HB20-1155 – Higher Efficiency New Construction Residence
5. HB 20-1200 – Sunset Homeowners Association Information and Resource Center
6. SB20-093 – Consumer and Employee Dispute Resolution Fairness
7. SB20-109 – Short-term Rentals Property Tax
8. SB20-126 – Allow Home Child Care in Homeowners' Association Community
9. SB20-138 – Consumer Protection Construction Defect Time Period

CLAC has determined that action from CAI is not needed on all the introduced bills and some will be able to be addressed by our volunteers where we will represent the interests of all our members (Homeowner Leaders, Business Partners and Managers).

When the Governor vetoed the continuation of manager licensing last summer after its Sunset, he required there to be four stakeholder meetings on community associations on four very specific questions. For those that attended, there were usually about 6 to 20 homeowners that claimed they were treated very unfairly by their Boards or managers. At the same time, the HOA Information and Resource Center was going through its own Sunset process where input was solicited on how well the program served our State and a report was created and published on the DORA website last October on whether or not that program will continue.

There will be times where CLAC will need to reach out to our members for a call to action. We anticipate the likely need for a call to action very soon. CLAC members were present at the House Business Affairs and Labor Committee hearing on the HOA Information and Resource Center Sunset on January 22, 2020. What was apparent is that legislators stated they are hearing much more from a small yet vocal group of homeowners that appear to have had negative encounters with their HOA Board or management. This means the legislators are only hearing one side of these issues. Legislators at this hearing noted that these were the only homeowner voices that were heard at this hearing, and this is similar to what happened at most of the Stakeholder meetings held last summer and fall.

It is imperative that the reasonable Homeowner Leaders in our industry representing the properly and well-run community associations in Colorado (the vast majority of HOA's in Colorado) make their voice heard as bills are considered that will impact whether volunteers will want to serve on community association boards. Our industry will need the Homeowner Leaders to be ready when called to action to be able to testify at some key hearings that will be scheduled soon. Otherwise, it may be that the very few but loud voices will be those that influence our legislators the most. Sometimes there is very little notice of when a committee will hold a hearing on a bill. CLAC is asking our Business Partners and Managers to assist in reaching out to those Homeowner Leaders **NOW** to prepare them for what may be short notice to be present and testify at the hearing supporting reasonable legislation.

In particular HB20-1200 is currently drafted with language CLAC cannot support. CLAC is working on drafting our recommended revisions and will submit the recommendations to the bill sponsors. Here is a link to the information on the bill. The page also has a button on it to view the current draft of the bill.

<http://leg.colorado.gov/bills/hb20-1200>

Even if CLAC is successful in convincing the sponsors to incorporate the desired changes, it will be critical to have a very large group of Homeowner Leaders present at the hearing on this bill to either support reasonable legislation, or to help be a strong voice against legislation we cannot support.

Please read through the bill text at the link above and help get the word out that Homeowner Leaders, even if they aren't currently members of CAI, should be prepared to answer the call once we receive notice of the hearing on this bill.

Things move very quickly during Colorado's legislative session. It is our goal to try to keep our members informed as timely as possible and put out calls to action when our membership needs to take quick action.

Sincerely,

Jeff Kutzer, CLAC 2020 Chair