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Environment and Transportation Committee  
251 House Office Building  
6 Bladen Street  
Annapolis, MD 21401

**Re: HB 687 – Real Property – Governing Bodies of Common Ownership Communities –  
Member Training  
Hearing: March 8, 2024                      Position: Oppose**

Dear Chair Korman & Vice Chair Boyce, Members of the Charles County Delegation, and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with condominiums, homeowners associations and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our opposition for HB 687 which requires each member of a Board of Directors or Officer of a Council of Unit Owners or Homeowners Association in Charles County, Maryland to successfully complete a training curriculum on the responsibilities of being a Member or an Officer of said Board of Directors or Council of Unit Owners.

While CAI and the MD LAC acknowledge that the education of governing boards of community associations concerning their roles and responsibilities is essential to a well-functioning community. Community Associations Institute (CAI) finds education of governing board members to be critically important. That said, all of your Association and Board members are volunteers in

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most cases juggling a job, and family with a non-paid position keeping their home community fiscally independent and functioning efficiently. Adding additional requirements further deters possible good board members from volunteering. While CAI realizes the importance of education for all governing board members, state mandated requirements deserve careful evaluation by legislative action committees. Any state mandated education requirement should focus on incentives and tools to encourage boards to utilize existing industry tools to achieve educational goals rather than create new processes or burdens.

CAI's G&PA Committee convened a task force to conduct a thorough review of the Board Member Education Public Policy in April of 2023. Over the next 8 months the task force engaged in thoughtful discussion and reached out to homeowners via CAI's Homeowner Leaders Council to create new language which would better reflect the needs of homeowners via CAI's Homeowner Leaders Council to create new language which would better reflect the needs homeowners, balanced with the overall public policy trends seen across the country. We anticipate the public policy to have substantive changes to the existing policy. We estimate the policy will be finalized and published by the end of 2024.

Accordingly, the MD-LAC respectfully request that the Committee does not give HB 687 a favorable report.

We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at [lisa.jones@mdlobbyist.com](mailto:lisa.jones@mdlobbyist.com); Vicki Caine, Chair 215-806-9143, or [MDLacChair1@gmail.com](mailto:MDLacChair1@gmail.com).

Sincerely,

*Steven Dunn, Esq.*  
Vice-Chair, CAI MD-LAC

*Vicki Caine*  
Chair, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.