

KCTHA - Baltimore County is opposed to HB793 in its current format. Please vote NO for a board training mandate!

- 1. The type of “mandated” training stated in this proposed bill is not needed for HOAs and Condo boards.** These nonprofits have functioned for 40-50 years without *mandated* training.
- 2. Training is important for new board members who have had no experience serving on a board of any type.** Having appropriate training available as an option for new members who wish to take it would be a good, and it should be handled by the state.
- 3. Having a training manual provided by the state would be a useful tool for board members to reference should be provided.**
- 4. Experienced board members DO NOT NEED to take a “mandated” training—and are not likely to be interested in doing so.** If it is available and provided by the state as an option, they may choose to take it. Some individuals have served on boards—and even previously on their cooperative housing board and this legislated mandate will turn them off. Training should be an option. **There is no provision for this in the present proposed bill. It is all or nothing!**
- 5. It is very difficult to find volunteer board members for HOAs and condos.** *Mandated training will be another barrier in convincing a good candidate to serve.*
- 6. It will cost money and time to complete the training. Who is going to do it? Who is going to pay for it? How much is it? There are too many UNANSWERED QUESTIONS TO PASS THIS BILL IN ITS PRESENT FORMAT.**
- 7. Individuals with families and others with busy jobs may not have the time and/or money to take the training or to complete it in the required time. *And, to have to do all over again in three years is another barrier to keeping good volunteer board members. Would you serve under these mandated conditions?***
- 8. It is very possible that a mandated board training will cause a volunteer board to collapse** because of the stated requirements in this bill. Current members may not opt to stay.

There is a better way than a law which mandates training to achieve a well-trained board. The Community Association Institute is currently working on a project for board training. However, HOA and Condo boards in Maryland should have input into what they feel is needed in the training. The cost and time must be minimal. And, we should not be forced to follow the PG County model.

A better way needs to be developed for board training to encourage and support homeowners that want to volunteer. The goal would be to build informed and well operating HOA and Condo boards that work well with property management, and on behalf of the homeowners they serve.

Vote NO for 793 in its present mandated format. Thank you.

Sincerely,

**Sonia Socha, VP/Treasurer, KCTHA 2023 - present
Former KCTHA Board President and VP (1990 – 1998)
Former Executive Director of a Baltimore 501c3 for 23 years
Former board member on local, state, regional and national boards**