

OPPOSED**SONIA SOCHA, VP/TREASURER, KINGS COURT TOWNHOUSE ASSOCIATION 2 (KCTHA2)**

The proposed additions to the current law with regards to *Elections, Financial Statements, and Enforcement* are unacceptable to KCTHA2. Although some of the proposed additions would be acceptable, most are not. That “how a nonprofit organization conducts its elections to the governing body” is being proposed to be regulated in HB 1534 *is of deep concern to us*. For 50 years, HOAs and Condos have run their operations and governed their bodies—certainly KCTHA2 and the other five affiliated nonprofits in our Master Association have done so.

These proposed changes in the law is overreach and not needed among the majority of nonprofits. We doubt that most HOAs and Condos are even aware of these proposed changes to the law. And that is of even greater concern. It could cost many of these groups more money and time to conduct elections. KCTHA2 has procedures in its bylaws—and most likely other groups have the same—and, there is also Robert’s Rules of Order to guide. And if organizations and property management companies are not aware of such things as Conflict of Interest and how a fair election should be conducted, shame on them. **No law should be aimed at the bad behavior or ignorance of a few.**

The State and Counties needs to require the 7000+ HOAs and Condo nonprofits to register and then begin to communicate directly with them as a group. We venture to guess that it would learn that each is begging for unit owners to be on their governing bodies—and rarely have enough interested individuals to run for an election.

KCTHA2 is also OPPOSED to the proposed added financial statement procedures as they are now written. Our property management company (Conway Mgmt) and our board need additional clarification regarding the intent, the terms, and the wording. Financial statements is very broad. What documents this includes and for how long must be clarified and defined. HOAs and Condo boards and property management companies should have time to review this for discussion, questions, and further input/feedback.

HB 1534 and SB 758 SHOULD NOT BE PASSED THIS YEAR--and perhaps not at all.

The more that is regulated, the less interest there will be for individuals to buy and own in HOAs and Condos.