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**NOTES**

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Formerly a CPA, co-owner of company provide digital control systems for high-rise buildings and campuses such as NREL, REALTOR®

1. Construction started in 1962
2. Self-managed – much of the burden on me as Chairman
  - a. The HOA was never contacted, when they talk about stakeholders. I knew about this from other sources.
3. 10 buildings, each with 4 units for total Of 40 unit
4. Central heating and hot water: lots of underground piping.
  - a. As complex as downtown high rises.
5. The bill is dealing with many valid complaints.

**I AM STRONGLY OPOSED TO THIS BILL.****THIS IS SIMPLY THE WRONG STRUCTURE FOR THIS IMPORTANT ISSUE**

- HOAs are basically businesses. The bill is basically writing a mandatory operations manual
  - It is basically an operations manual that is **cast in stone with no mechanisms for improvements** or modifications to the **“one size fits all” bill.**
  - PER McKinsey: “Instill a culture of test-and-learn agility. Executives must be able to experiment, learn, and pivot with pace, to ensure the best product and market fit that will unlock scaling. Organizations (**legislators**) will not get it right at the outset.
  - Instead of an operating manual: what is needed is an **owner’s and director’s bill or rights.**
  - **Also need a document on basic ethics.**
  - Unlike most regulation done by state – **HOAs have the authority to make needed changes themselves. What is**

- Voice mail
- Future?
- Reserve studies
  - This is an area for computer programs replacing the hiring of independent professionals
  - The use of the word executive board is: WRONG. CHANGE IT!

The education class is of concern. Who prepares the curriculum, and eliminates personal bias.

- 38-33.3-302: What about emergencies?
- Eliminating favoritism: Lawsuit material – defined damages.
- 38-33.3-303. Reserve studies. Is this now or in the future the best source? Who is qualified? Is this a better solution than qualified persons who live in the complex?
- Issue writing Community Association Institute into statute.
  - Requiring professional designation vs practical experience.
- 38-33.3-302: Vacancy requirements. This seems unworkable – particularly the 60 day limit.
- The timing of 90 days after approval of budget seems odd. For many this would be significantly into the new year.
- 38-33.3-308: 10 days advance notice is unreasonable. Information and decisions don't always permit this time frame.
- Method of notice is outdated
- Define emergency for shorter notice.
- All the detail requirements will basically discourage any meetings.
- This does not address ZOOM meetings.
- Requiring bids will, in many cases, not be good management practice. There are also emergencies that don't permit 3 bids.