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### Form 1099 Repeal Official

On April 5, the 87-12 vote by the Senate approved H.R. 4, the "Comprehensive 1099 Taxpayer Protection and Repayment of Exchange Subsidy Overpayments Act of 2011." The measure, which retroactively repeals expanded Form 1099 information reporting rules added by recent legislation, was passed on March 3<sup>rd</sup> by the House on a vote of 314-112. H.R. 4 (the Act) was signed by the President's April 14th, 2011. It is now law.

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**Association Spotlight**  
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Yellow Slicker Condominiums is located in Park City Utah and is an ideal location for any time of year.

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Living in an association means being a good neighbor and making compromises and considerations for the good of the whole. Find out how the board and the homeowners can make the relationship work.

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### A Question of Balance

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## Association Spotlight

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### Yellow Slicker Condominium Association

Yellow Slicker Condominium Association is located in beautiful Park City, Utah.

This association consists of two buildings with four condominiums in each building. Common areas include a shared hot tub, laundry room, bike room and covered carport. The condo complex is in an ideal location for any time of the year. It sits high above Old Town with gorgeous views. The eight Yellow Slicker condos are largely owner-occupied and the association is self-managed by a condo association board.



The condo's location puts residents within easy reach of all of the winter sporting activities plus the restaurants and galleries on Main Street. You can walk to the Town Lift, just two blocks away, and ski out on the Town runs, right to our street in front of the condo. You can walk to Main Street where there are many world-class restaurants and galleries. You can hop on a bus to Deer Valley or the Canyons Resorts, three resorts in one Olympic town. Or if you prefer spring, fall, or summer, there is no place more lovely for a getaway. Golfing, mountain biking, hiking, are all at our doorstep. There are loads of activities for kids plus music and art festivals all summer long, including the Utah Symphony performances at the outdoor Deer Valley amphitheatre.



### Form 1099 Repeal Official

By: Gary Porter, CPA

On April 5, the 87-12 vote by the Senate approved H.R. 4, the "Comprehensive 1099 Taxpayer Protection and Repayment of Exchange Subsidy Overpayments Act of 2011." The measure, which retroactively repeals expanded Form 1099 information reporting rules added by recent legislation, was passed on March 3<sup>rd</sup> by the House on a vote of 314-112. Thus, H.R. 4 (the Act) will be forwarded for the President's expected signature.

Technical highlights of the tax changes in the Act:

**Original information reporting rules (prior to 2011)** - Before amendment by the Small Business Jobs Act of 2010 and the Patient Protection and Affordable Care Act (PPACA), Internal Revenue Code (IRC) Sec. 6041 generally required payments totaling at least \$600 in a single calendar year to a single recipient to be reported to IRS. Reporting on Form 1099 was required only when the payor was considered to be engaged in a trade or business and made the payment in connection with that trade or business. The type of payment that most commonly triggered the reporting requirement was payment for services. Corporations were exempt from Code

**Changes made by 2010 legislation.** Beginning in 2012, Sec. 9006 of PPACA made three significant changes; (1) it added payments of amounts for ANY type of property to the list of payments subject to information reporting.

(2) corporations, which had previously been exempt from the reporting requirement, would now be subject to information reporting.

(3) The Small Business Jobs Act of 2010 provided that, subject to limited exceptions, a person receiving rental income from real estate would be treated as engaged in the trade or business of renting property for information reporting purposes. Landlords making payments of \$600 or more to a service provider, such as a painter or plumber, in the course of earning rental income would have to provide an information return to the service provider and IRS.

**New law.** For payments made after Dec. 31, 2011, H.R. 4 (the Act) repeals each of the three above provisions. (Code Sec. 6041(a), Code Sec. 6041(i), and Code Sec. 6041(j), as amended by Act Sec. 2, and Code Sec. 6041(h), as repealed by Act Sec. 3).

**Author's observation:** In other words, under the Act, the information reporting rules effectively revert to the way they read before enactment of PPACA and the Small Business Jobs Act of 2010.

**Revenue offset.** In order to gain bipartisan approval, congress needed to find a revenue offset to make up for the anticipated revenue that would be lost by repealing the 1099 reporting requirements. The Act provides an offset, estimated at \$21.9 billion. It increases the amount of "excess advance payments" of the premium assistance credit (enacted as part of the 2010 health care reform legislation to help lower-income individuals acquire affordable health insurance coverage) that a taxpayer must repay under Code Sec. 36B(f)(2) for tax years ending after Dec. 31, 2013. The credit is available for a taxpayer who doesn't receive health insurance through his employer (or his spouse's employer) and whose income falls between 100% and 400% of the federal poverty line (FPL), based on the most recently filed tax return.

Under pre-Act law, if the taxpayer's income increases such that the credit exceeds that to which his current income level actually entitles him to, but his income is still under 500% of FPL, he had to repay some credit amounts. The limit on amounts he had to repay were capped and ranged from \$600 to \$3,500.

**New law.** Under the Act, for tax years ending after Dec. 31, 2013, the repayment caps are increased for taxpayers with household income of at least 200% but less than 400% of FPL, and full repayment is required for taxpayers whose incomes exceed 400% of FPL. (Code Sec. 36B(f)(2)(B)(i), as amended by Act Sec. 4)

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## Living In A Community Association—A Professional's View

By: Karen Bennett, PCAM, CCAM

Fall is a busy time for Common Interest Developments. Volunteer homeowner Boards return from vacations ready to make decisions before the end of the year. Budgets and Reserve Studies are due to be mailed to the membership before fiscal years that end on December 31. It seems that time accelerates with Halloween coming up, then Thanksgiving and before you know it decorations begin appearing for Christmas. Pools and pool furniture are sometimes refurbished during the down time before spring. Hopefully, roofs have been inspected and repairs made before the winter rains. It is a good time to volunteer to help the Board or to watch what the Board is doing by attending your monthly community association meeting.

Most of what we read about homeowner associations in the newspapers is negative and sensationalistic. We all remember the articles about the poor homeowner who is picked on by his association. The homeowner who doesn't feel he is being treated fairly when his architectural application is turned down or the owner who doesn't like the way the rules are being enforced or not enforced. Certainly there are exceptions to the norm and there are Boards who act irresponsibly, but oftentimes the reason homeowners feel they have been treated unfairly by their association, is because they failed to understand the policies and procedures. Living in an association means being a good neighbor and making compromises and considerations for the good of the whole.

**Reasonableness** is a big word that is used when judging whether an association decision or a resident action is wrong. Using common sense and considering what the ramifications of your actions are is sometimes overlooked in our rush to solve conflicts. The Courts in judging homeowners and their associations often refers to whether or not the action taken or not taken was reasonable. Boards should always keep that in mind when they are establishing or revising the rules that the residents must follow.

**Rules** – The Board has the right and duty to establish the rules but recent changes in the laws governing the rules revised by the association, must first be accepted by the homeowners. If a certain number of homeowners object to the way a rule is written then the Board must meet to listen and revise the rule until it is acceptable or submit the rule to the membership for a vote. This only applies to changes in the rules. Boards may also make emergency rule changes with no notice if there is an immediate threat to public health or safety or an imminent risk of economic loss to the association.

**Who Enforces the Rules?** The Board writes the rules and then enforces the rules. The rules must be reasonable and within the guidelines of the CC&R's. However, most of us receive letters reminding us of rule violations from the Management Company. Why is that? The Board has authorized the Management Company to check for rule violations, accept written complaints about rule violations, send letters about the rule violations and keep track of compliance with violation logs. If rule violators ignore the letters then, hearings are scheduled and owners are invited to attend and defend or explain their actions before the Board. Owners that ignore their opportunity to appear before the Board and the violation continues will oftentimes be assessed a fine which is added to their homeowner assessment account. Violators that continue to ignore the Board's decision will then risk legal action. The cost of litigation is very expensive for everyone. I often think that owners that sue their association or get sued by their association forget that they are suing themselves. Everyone in the association shares in the cost of the litigation.



**Why does solving a rule violation take so long?** Everything seems to take too long in association governance. The Board is all volunteers and they typically meet once a month to make decisions in front of the association members. If a rule violator is ignorant of the power of the association or just doesn’t care, the conclusion of the situation can be very time consuming and costly. Other owners, who observe that the rule violation continues, will sometimes complain that the Board or Management is doing nothing to resolve the infraction when indeed they are doing their best. Court time is precious and very overburdened so it is best to try and settle homeowner disputes long before it gets into the courtroom.

**Behind Closed Doors!** - A process that is closely associated with litigation and homeowner violations or homeowner delinquencies is often discussed in private with only the Board, the persons involved and maybe attorneys. This is called an **Executive Session** of the Board. Management attends to take the minutes. This adjournment to a private meeting is sometimes mysterious to those in the audience observing the Board meeting but it is understandable and necessary to not embarrass and discuss personal issues before an audience. The Civil Code governing Common Interest Developments allows the Board to adjourn into Executive Session to discuss litigation, formation of contracts with third parties, member discipline, personnel matters, and member delinquencies. The matters discussed in Executive Session should be generally noted in the minutes of the meeting immediately following the adjournment of the Executive Session.

Living in an association usually results in higher property values. We all are reminded to maintain our yards, our driveways our pets and our children. We all must agree that following rules that provide a cleaner, more maintained community will be better for all of us in the long run.

Karen Bennett, PCAM®, CCAM®

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## A Question of Balance

### The Evolving Partnership Between Community Association Boards and the Professional Manager

By: Craig Huntington

#### The Manager - Maintenance Generalist or Business Executive?

Recently there has been much discussion about what the role of the professional community association manager should be. For many years the manager has often been expected (by the client and Management Company) to be an expert in all areas of physical property maintenance and management as well as all administrative areas including accounting, law, corporate administration, personnel and sociology. Many would say this is simply too big a slice of the pie for most people to handle.

The above mixture of disciplines requires a knowledge base and skill level that is simply beyond the majority of people. To be an expert at any one of them can require a lifetime's worth of experience and training. However, each day thousands of association managers find themselves called on to make decisions, recommendations and judgments in areas where their expertise is limited. Many times they get lucky and are right. But when they make a mistake both the manager and the association are forced to live with that mistake for a long time. It impacts the quality of service the association receives as well the manager's credibility.

Several years ago I had a conversation with J. P. Daem, one of the early pioneers in the management of community associations. He was telling me that the Boards of the communities he managed could only meet twice per year according to his contract. One of those meetings was the requisite Annual Meeting; the other was a meeting to empower him, as the managing agent, to take all actions necessary to manage the property. In other words, the operation of the community was to be entirely in the hands of the professional. The Board simply endorsed all policies and actions of the managing agent. If he needed to confer with the Board, he did so by placing a phone call or writing a letter to the President.

His point was this. He was a trained professional in association operation and management. He had spent years learning the refinements and subtleties of his craft. If some maintenance or administrative task was outside his area of expertise he could consult with an expert to determine the proper course of action. The volunteer Board members serving the various communities he managed had neither experience nor training in any of the areas listed above. Yet they had been put in the impossible position of running multi-million dollar non-profit corporations. Without any basis or background they were supposed to make decisions on everything from landscape maintenance and cable television installation to investing the reserve funds. Shouldn't they have been relieved to turn over these tasks to someone trained to carry them out?

I can't say whether they were or not. I lost track of J. P. a few years ago. Perhaps he is still quite successful employing his methodology. It certainly contains elements of compelling logic. J.P. believed in the manager as a "generalist" as well as an "association business executive".

A "business executive" might be defined as a manager whose primary function is informational. That is, they would not be expected to be experts in all areas of maintenance, construction and sociology. They would gather information required for a particular decision of the Board, (often involving the use of outside professionals and consultants at the association's expense) and make recommendations based on the advice of experts.

A "generalist", on the other hand, might be expected to be expert in the above areas and be required to draft specifications and supervise routine as well as special maintenance and construction projects, interpret CC&Rs, handle insurance claims, etc. This would undoubtedly be less expensive for the Board in the short term, but may not be practical or cost effective over the longer term for a variety of reasons discussed below



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## A Question of Balance

### The Evolving Partnership Between Community Association Boards and the Professional Manager—Cont.

The Board of a community association is charged with the protection and enhancement of the value of the asset. To that end they are empowered by statute and their governing documents with broad authority. This authority includes areas of policy making, budgeting and maintenance. In some cases, theoretically, their authority cannot be delegated. However the responsibilities for making determinations in these areas can. Conflict between manager and Board most often occurs in these areas of maintenance and "quality of life" policy issues.

There is more to the value of the asset than the maintenance of the bricks and sticks. Quality of life issues arise that often cannot be easily quantified. The basis for decisions regarding the quality of life rest solely with the membership of the community. For example only the membership can say, through representative processes, whether the pool should be open at 6:00 am or 9:00 am, whether pets should be allowed in the community, or if the summer cookout should be funded.

It may be possible for a manager to maintain the physical plant of the community without input from the Board or members (especially with the advice and help of other professionals and consultants). Not prudent perhaps, but possible. Apartment managers do this routinely. So do commercial property managers. That is their training. It is not as easy for a manager to determine the best rules and regulations or "quality of life" policies for a community.

A PCAM, (Professional Community Association Manager), is trained to understand the best methods of maintenance, communications, problem solving, administrative structure and financial operations of a community. They are trained in methods and processes. They are trained to assist the Board in determining viable solutions to problems. They have been trained to assist the Board in implementing effective methods of communication and they tell the Board how to communicate using those methods.

What needs to be communicated can differ from one community to the next depending on the priorities of the community members and the Board. Experience and education may allow a PCAM special insight into these areas. They are experts at using other experts to determine how best to solve a specific problem or accomplish a specific task. This is especially true in non-elective areas of operation such as budgeting, maintenance and reserves. In elective areas, they can say "how", but who says "what"? In the case of J. P., if I understood him correctly, he said both "what" and "how". A balance did not exist.

At the other extreme is a Treasurer I know who believes the job of the Board is to supervise, scrutinize and micromanage the day-to-day activities of the management firm and all vendors working on the property. In this case the Board says "what" and "how", then proceeds to manage the manager in every task undertaken. Here too, the balance is nonexistent. It is the classic community association problem. Where should the Board's involvement end and the manager's authority begin?

In municipal governments, which employ a manager, all day-to-day tasks are the responsibility of the manager. The council meets only to decide questions of policy and pass ordinances. Once a decision is made, it becomes the task of the manager to determine the best methods of implementation. If research is required before an ordinance or policy can be decided it is often the manager who does the research for the council by contacting outside professionals and consultants. The manager is not expected to be an expert in all areas. He is expected to gather information from experts and present their findings and recommendations to the Board. The suggestion that managers and associations begin relying on the expertise of consultants and outside professionals may cause some Boards to chafe because of the additional costs. Some managers may object because they feel it denigrates their position or some how diminishes their value to their clients. I would disagree in both cases.



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## A Question of Balance

### The Evolving Partnership Between Community Association Boards and the Professional Manager—Cont.

In 30 years I have yet to meet a manager whose qualifications included being a CPA, engineer, licensed investment broker, attorney, licensed insurance agent and licensed contractor all at one time. A manager may have in-depth knowledge of one or two of these areas and a superficial knowledge in many others. But they would be hard pressed to say they were qualified experts in all these areas. And yet, the Board often expects the manager to have expertise in all these areas.

#### Hocus Pocus, Where's the Focus?

How did this situation come about? How and why is it perpetuated? The answers can vary but generally they can be summed up in three words... money, money and money. Many association Boards feel their primary responsibility is to keep assessments as low as possible. They often take the lowest bid for a job (including management) and then feel the need to micro-manage each job to make certain it is "done correctly". Often, "done correctly" can mean performance to a standard which has not been sufficiently defined or paid for. Management companies have contributed to this mentality by continually selling their services on a "We can save you more than they can" basis. The Board comes to expect the management entity to be self-contained with virtually no professional limitations, and to rarely require the association to use and pay for "outside" professional guidance. It is a rare manager who has never (innocently) given a legal opinion by interpreting the CC&Rs, or drafted an insurance specification without proper training, or supervised a roofing project while never passing a contractor's examination, or... you get the picture. Managers do these things in an effort to please the client by saving them money.

Many managers are expected to draft specifications for everything from painting and roofing to asphalt and pool repair. The idea of hiring an outside professional (specialist) to create specifications for projects is often viewed by the Board as an alien and an unnecessary expense. "That's what we hire a manager for.", becomes the standard response to this suggestion. The manager then finds himself in the position of needing to cajole or plead with a vendor to acquire enough knowledge about a given discipline to draft a reasonably passable specification. Often, due to the manager's limited time and knowledge, the specification will contain only minimum requirements and may leave out important elements that a professional or consultant in that field would have been able to foresee.

This is not an indictment of managers. Most managers work long hours and perform yeoman service for their clients. However, it may not be practical or even possible for them to be a "jack of all trades". Nor is it likely that this is the most efficient, productive or cost effective way for the Board to spend its money. There must be another way, and there is.

#### Accepting Professional Limitations

Suppose for a moment that professional community association management is the same as any other executive profession. The manager's job then becomes facilitation and information gathering so the Board can make informed decisions about jobs, contractors and administrative matters affecting their property and pocketbooks. One of the great advantages of having a manager should be the time they have for information gathering and their ability to communicate that information effectively to the Board.

Let us further suppose we serve on a Board. Our manager is the executive described above. We need to repair some potholes in the asphalt parking lot.



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## A Question of Balance

### The Evolving Partnership Between Community Association Boards and the Professional Manager—Cont.

Under the traditional scenario the manager would draft a repair specification and put the job out for bid. Or perhaps the manager wouldn't even attempt a specification but simply call three contractors and ask them to recommend a solution and submit a bid based on their recommendations (this is the more likely case). The Board might find themselves comparing apples to oranges or selecting from bids based on the contractor's needs rather than their own.

It is probably a wiser course to have the manager contact a company specializing in asphalt engineering or repair and hire them at the association's expense to draft a specification for the work, then have them request bids based on the specification. Have them evaluate the bids and make a recommendation on which contractor and seems best for the job. The entire transaction could occur between the consultant and the manager. The manager would then take the professional's recommendation to the Board for action. Efficient, professional and yes, more costly than using the limited experience and training of the manager alone. However, the Board will have used prudent business judgment in making an informed decision.

The consultant can even be hired to supervise the work. He would report to the manager who would then report to the Board. An effective measure of the manager then becomes not simply what he knows, but what resources are available to him so he is not forced to exceed his professional limitations. What professional resources and contacts does the manager bring to the table? How effective are the manager's communications in helping the Board to understand the recommendations of these qualified expert resources? In other words, how well does the manager manage? Not, how well does the manager draft maintenance or other specifications (a job for which he may or may not be qualified).

#### Use Professional Resources

Every Board might want to sit down with their attorney, insurance professional, landscape contractor, CPA, financial advisor, etc. once or twice a year to help them better understand the services required from, and those provided by, each. This annual review should also include the management contract. Each year the manager and Board could review the management agreement with an eye toward strengthening their professional relationship and the efficiency of the operations.

This "annual review" would be an opportunity for the Board to point out areas of strengths and weakness for the management team as well as providing an opportunity for the management firm to re-affirm the limits of management responsibilities. They might also want to use this opportunity to solicit help from the Board in controlling such things as non-emergency calls after hours or upgrading services through contractual amendment. The balance works when the manager is given the full trust and confidence of the governing body to recommend and then carry out policies.

The key phrase here is, "...full trust and confidence..." However, confidence must be earned. Many community association Board members will say, "We would love to not be involved in the day to day operations but we don't feel we can have that trust and confidence in our manager."

Why not? The answer is simple. At some point during the year it is likely that the manager somehow exceeded her professional limitations by undertaking a job for which she was not qualified, (and which she probably wasn't responsible for contractually). The Board may have even directed her to do so in effort to save money by not using an outside expert. As a result, mistakes were probably made that the Board members interpreted as management failures. Or it may have been something as simple as a clerical error. Maybe a locksmith's work was inadvertently charged to the landscape account. Or maybe a car was towed improperly. Maybe the painters did a miserable job painting the doors and Board members discovered it before the manager. It wouldn't matter that the bill had not been paid or that the manager may have been planning to take corrective action. Maybe all these things happened this year.



## The Evolving Partnership Between Community Association Boards and the Professional Manager—Cont.

Or the reverse the scenario may have occurred. Suppose the Board is weak. Maybe the President is a bully. Maybe the President is weak. Maybe conflict between Board members undermines confidence and fails to allow for clear direction to the manager.

In each instance a strong case could be made for the balance of authority to shift. It is a question of expectations. Clearly the Board members do a disservice to the manager and the community by involving themselves in areas where they have little or no expertise. By the same token, managers who exceed their professional and contractual limitations do the same disservice by creating unrealistic expectations in the minds of the Board. In all cases it is probably better for the Board to say what needs to be done and for the manager to say how these things can best be accomplished. Once decided the Board would be well served by taking the advice of their experts and professionals regarding maintenance and repairs and also trusting the manager to carry out the policies established by the Board.

In saying this let me caution that both the manager and the Board will occasionally make mistakes. This does not necessarily make them incompetent. It makes them human. I have often heard Boards say they cannot trust the manager's performance because of mistakes made over the years. I have also heard managers accuse Boards of being incompetent because they make decisions against the manager's advice.

What I am about to suggest may sound radical to some. All of us, managers, Board members and homeowners, must learn to be more "generous of spirit" if we are to help each other attain the highest levels of success. Occasional mistakes will occur. Bad decisions will be made. Few will be catastrophic and all can be corrected over time. We must remind each other and ourselves that we are not making "fate of nations" decisions. We are simply attempting maintain, protect and enhance the value of the property and the quality of life of the members.

### Summary

Board members and managers work in a fishbowl. Their every action and decision is open to scrutiny and the second guessing of outsiders and each other. Mutual support is their greatest strength. Self-righteous indignation is their greatest weakness. The only certainties are their occasional fallibility's as human beings and the controlled chaos of representative democracy.

Therefore, it is not so much a question of the balance of power/authority but the realization and acceptance that both the manager and the Board have a uniquely specialized role to play. Each must have concern for, and be supportive of, the other's successes and shortcomings. Each must strive to improve with the knowledge and wisdom of experience. Each must agree that competence should rightfully be measured by the level of prudence and care demonstrated by all involved.

Managers, (and professional consultants to self-managed associations), must exhibit extreme professionalism, care and concern for the problems of the clients. Board members must exhibit this same professionalism, care and concern in their actions and demeanor relating to association members and managers. Each of the parties must appreciate the other's knowledge and expertise and manifest this in mutual respect and trust, in successes and failures alike.

Success is built on mutual trust, understanding, knowledge and clearly defined expectations and areas of authority. The manager and the Board would do well to treat each other as partners in the operation of the community.

The nature of the Board/manager relationship has evolved over time. We must be able to recruit qualified personnel to serve in both capacities. To do this we must begin to view the relationship in its truest light.

The Board, (a group of volunteers often untrained), hires a professional with resources, skills and time it may lack. It solicits professional advice and, trusting it is credible, takes the appropriate actions. A manager must learn to give credibility to the opinions and desires of the Board, sometimes subordinating his personal opinions and preferences. The manager needs to help make the knowledge of other association professionals and consultants available to the Board so the Board can have a complete understanding of the problems and opportunities they face and the Board should be willing to pay for the knowledge and information it receives for these experts. The manager can be the Board's gateway to every professional resource they will need to do a thoroughly competent and professional job running their multi-million dollar corporation.

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Article Title	Article Summary	State
<a href="#">Should Community Associations Get Into Rent Collections?</a>	Florida Law allows community associations to collect rent from tenants on owners who are behind on fees, however, that does not mean every association should participate in rent collection	Florida
<a href="#">Edgefield homeowners oust association board president, safety director</a>	HOA President and Safety Manager are ousted after the murder of a resident by a tow truck driver	South Carolina
<a href="#">Cumberland board sidesteps request to repair dam</a>	County commissioners don't respond to local homeowners for the repair of a dam.	North Carolina
<a href="#">Judge orders 're-election' in Winona Lakes</a>	A judge has ordered an association to hold a re-election of a race that a community official calls fraudulent.	Pennsylvania
<a href="#">American Legion post commander responds to Bayside HOA complaints</a>	American Legion rents out their meeting place to local performers and promoters and surrounding homeowners are tired of the noise and traffic.	Florida
<a href="#">Put Up Your Dukes</a>	Waterford Lakes taking banks to court for not expediently collecting titles to foreclosed homes.	Florida
<a href="#">Curbing HOA power may be matter of law</a>	Legislature is considering a law prohibiting HOAs from banning solar panels	Texas
<a href="#">County Islanders Want to be Part of Avondale</a>	Annexation is halted due to failed negotiations	Arizona
<a href="#">Insurance costs come down due to fire rating</a>	County invests in rural fire protection which lowers their fire insurance rating. Residents get their fire premiums lowered 15-20 percent.	Mississippi
<a href="#">Sinkhole trouble for one Ocala community</a>	HOA calls on their city and the developer for the division to help repair sinkhole that is a safety hazard in their community.	Florida
<a href="#">Bill would cap fees collectible in HOA cases</a>	A bill is being prepared that would limit the fees that collection agencies may recover through liens on HOA dues.	Nevada
<a href="#">HOAs fall under new Colorado state law</a>	New law requires all Colorado HOAs to register with the State	Colorado
<a href="#">New by-laws may leave HOA on shaky legal ground</a>	A number of residents in a local HOA are not happy with new by-laws	Florida

Article Title	Article Summary	State
<a href="#">Foreclosure crisis forces some Florida condos and HOAs to dump property managers or pay them less</a>	A new survey reveals that some Florida community associations have turned to self-management or negotiated to pay property managers less to save money	Florida
<a href="#">Unit owner is responsible for roof maintenance expense</a>	Air conditioning repairs and home based businesses are the focus of this question and answer	Florida
<a href="#">The new KY Condo Law, what you need to know</a>	Last year lawmakers passed the Kentucky Condominium Act	Kentucky
<a href="#">Condo owners win \$4 million Katrina verdict</a>	Penthouse Condominium Owners Association has been awarded \$1.8 million for wind damage caused by Hurricane Katrina that insurer Lloyds of London failed to cover	Louisiana
<a href="#">Fire sprinkler halts spread of flames in Keystone condo</a>	Fire-sprinkler system kept a kitchen fire in check, allowing residents to escape unharmed and minimizing damage	Colorado
<a href="#">Bridgewater man arrested for theft of irrigation equipment in Clinton</a>	A man was arrested for stealing several thousand dollars worth of irrigation equipment.	Wisconsin
<a href="#">Who pays for the party?</a>	The law is not necessarily clear on the issue of using common expenses for party supplies	Florida
<a href="#">Should directors leave committee meeting?</a>	Budget meetings and carpeted walkways are the topics of this article	Florida
<a href="#">Condo dispute boils over common areas</a>	A condominium project has become the setting for a legal battle	Hawaii
<a href="#">For bulk condo deals, buyers look west, way west</a>	Fund managers in Florida look for distressed condo projects to purchase in blocks of at least 10 units.	Florida
<a href="#">Homeowners at The Ranch vow to continue legal fight against developer JTS</a>	Homeowners fight to keep 400 acres of open space promised by the developer	California