

Learn to be a better HOA leader

Column

» *By Patricia A. Book, YourHub Contributor*

There are some 9,200 homeowner associations (HOAs) in Colorado and 1,850,000 Coloradans live in them — almost a third of the population.

Those residents pay \$2 billion a year to maintain their communities, including some costs that would otherwise fall to local governments. That is why cities love HOAs; they save money by transferring municipal obligations to residents — and the 64,000 of us who volunteer to serve on HOA boards.

Most boards do well, but there are enough complaints to suggest that HOA volunteers could use some help in navigating what can be complex responsibilities.

HOAs are set up to govern housing and common areas and to enforce covenants. Homeowners are supposed to read their Covenants, Conditions and Restrictions (CC& Rs), and rules, regulations and architectural guidelines enforcement policy before they buy into an HOA. Not all do.

I imagine when you say that you serve on an HOA board you don't receive accolades but instead groans and eye rolls.

So how unhappy are HOA residents, anyway? Well, a national survey shows 65% of residents rate their HOA experience positive, with 22% rating it neutral. State legislators, while recognizing that most HOAs function just fine, keep introducing draconian regulations of HOAs that will increase homeowner costs and make it even harder than it is now to recruit volunteers to serve on HOA boards. The goals of these legislative regulatory efforts center on transparency, dispute resolution, and financial issues.

Board education, which has been shown to be of tremendous value, is available.

For example, in June the Community Association Institute Rocky Mountain Chapter offered a free Homeowner Leader Member Forum and a community association workshop on park and playground safety.

The next virtual class I'm taking focuses on financials — topics like our fiduciary duty, accounting, budgeting, financial reports/records and, very importantly, reserves.

Another class on the schedule (Nov. 2) focuses on insurance.

CAI-RMC also offers a Board Leader Certificate Program that covers governing documents and roles and responsibilities; communications, meetings, and volunteerism; fundamentals of financial management; professional advisers and service providers; associations rules and conflict resolution.

Board members and potential members can check out these and other events at cai-rmc.org/Events. Anyone who serves on an HOA board can readily see how valuable these sessions would be. They are free, so why not learn how to do better for your community? *Patricia A. Book is Willow Springs Community Association board president.*

[Copyright \(c\) 2021 Denver Post, Edition 8/5/2021](#)

[Powered by TECNAVIA](#)
