

SF 1063 Common Interest Community Ombudsperson Registration

My name is Carol Seiler and I am the Board President of Zvago Cooperative at Glen Lake and was for six years and took one year off and was reelected at the last Annual Meeting for another three year term. Prior to that I served as Board president for seven years for a townhome community.

I felt the need to testify because of concerns with this Bill. The first concern is that in reading the participant list for the Study Group, it does not appear there were any Board of Directors in the group. There are always two sides to any story, and if there were no representatives from Board of Directors, this was skewed toward members perceptions.

It is important to remember that members elect their Board to represent them and have the opportunity to not re-elect them if they are not doing their jobs. Governing Documents also usually contain provisions where members can remove a Board member.

This Bill requires Common Interest Communities pay a fee to register their community but does not state the amount of the registration fee based on the number of units in the community. Failure to not register allows the attorney general to enforce this section but does not state what consequences will the association face. These are important issues in order to prepare fiscal year budgets.

I have lived in multi-family housing my entire adult life and believe that the vast majority of Boards listen to their members and are willing to work with them on issues that they disagree with. My Cooperative has an open listening session every month two weeks prior to the Board meeting. Members may ask for information about Board decisions, make suggestions, register complaints, etc. That gives the Board two weeks to consider what has been shared and, if appropriate, act on it in two weeks.

Thank you for allowing me to testify.