

March 27, 2025

Chair Matt D Klein, Senate Commerce and Consumer Protection Committee,

My name is Lisa Bartel, I reside in the Cloverleaf Townhouse Association Farm 3rd Edition.

I want to thank all legislators that have recognized the need for some type of government oversight of Boards and or the Management Companies. The Boards hire a management company that make the board use their vendors claiming they are vetted, licensed and insured to perform the work contracted to perform. There is no where on a State level, City level or County level.

First I would like to start with SF1750 Section 3- The termination of an community interest community would devastate many living in HOA's. As this would put all the interest in the homeowner. In townhomes you are connected to your neighbor and if that building needs a roof or exterior work and one of your neighbors cannot afford it then what happens?

Section 5, bullet point 12- As for attorney fees, there should also be something in this bill that protects homeowners and allows the unit owner to obtain legal fees back if litigation occurs against the Association, Management Company and vendor.

Section 7- In this portion of the bill it is not taken into consideration that some HOA's run on a very lien budget. If homeowners are allowed to vote to change Governing Documents and Rules and Regulations this could put a HOA in a defect.

Section 8 – There is nothing in place on a state, county or city level that protects a unit owner when a vendor hired by the Association and or Management company does substandard work, and damages a unit property.

Who can the unit owner go to?

Section 11 – (515B-3-115; Assessments) – There needs to be something put in place that in the event that an association is sued by a unit owner for damages done by vendors hired by the board or management company that the unit owner should be entitled to receive money spent on legal fees recouped.

The biggest question I have for all of you is Who is going to enforce any new laws pertaining to HOA's? Currently there is nowhere for a unit owner to go to for help many issues in a HOA.

Our Association hired a management company 6 years ago and we had a lot of money in our general funds and in Reserves. In 6 years he has spent over \$800,000.00 for not much to show for it and our properties look the worse they ever have. The management companies do not hold contractors responsible for the damages they do and are not supervised.

My story is a very lengthy one, but I had to sue my Association due to the contractor blocking my dryer exhaust vent. I won in conciliation court and they turned around and put in a claim to our previous insurance company for something that would not be covered so the insurance company is providing them with legal consult with no recourse for me to get reimbursed my legal fees.

Thank you for your time in this matter.

Sincerely,

Lisa Bartel