

My name is Chris Swaser. I serve on the board of The Villa's of Highcroft (in Woodbury, MN) and my role is Vice President. I share the same concerns that Bob Griffin outlined below.

In short, the rules looking to be enforced on HOAs I feel are unreasonable and do not set communities up for success. It is incredibly difficult to find individuals to serve on boards and minimizing the authority of board members will only result in vacant boards with nobody managing financials, and contracts to serve basic needs like irrigation, lawn care, snow removal, insurance, etc. People that live in HOAs made the decision to do so with the expectation that basic needs will be taken care of for their HOA fee. If the proposed restrictions go into place, I know I will personally be resigning from the board because it's a thankless job that requires personal time and these restrictions will only result in more hassles requiring more of my time.

- 1) Prohibition on Associations Taking Any Enforcement Action Prior to a Member of the Board "Meeting and Conferring" with the Violating Owner – Boards run the communities and are not the police of activities. Think of us as running a business and not policing crime and putting ourselves personally at physical or financial risk.
- 2) Assessment Cap on Costs of Enforcement/Collection to \$1,500 – As Bob states, homeowners in compliance should not be penalized for others not in compliance.
- 3) Mandate Requiring Homeowners (and potentially tenants) to Participate in Meetings of the Board – It is incredibly difficult to get homeowners to attend meetings. They appoint the board members to manage their best interests. As Bob states below, our homeowners are invited to meetings and few attend.
- 4) Rules (and Bylaws) Can be Removed by a Majority Vote of Owners at a Board Meeting – A majority vote will not be reached given the low attendance at meetings. Plus, changes to bylaws result in rewrites that cost money. Community members are given the opportunity to weigh in on laws when rewrites are made and that should suffice.
- 5) Cap on Fines at \$100.00 (Single Violation) or \$2,500.00 (Total) – There needs to be scaling to address the severity of the fine and drive motivation to correct. \$100 may be acceptable for some but if the fine goes up, it may drive action. What is the Senate's position if 25 fines of \$100 are issued and no money is collected or activity done to correct the violation of the fine?

In conclusion, board members volunteer their time to better the community. They should be appreciated and supported and not punished and awarded more thankless work which these restrictions will do.

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