

38 Min Prop Leg Video Time Contents

02:19 - 1. Definitions Needed

04:20 - 2. Penalties in the Law for Board Members and Property Managers that Violate the Law

12:16 - 3. Member Communication; Mandatory Member List with Emails and Phone Numbers

14:28 - 4. Foreclosures - Prevention, \$10,000 minimum, 90 day notice, No non-judicial

18:38 - 5. Covenants, Fines and Collection of Fines

20:45 - 6. Fair Voting Laws for HOAs.

22:29 - 7. Uniform Enforcement or remove covenant

22:57 - 8. Usurping Authority, HOA can only enforce what is in its covenants.

23:39 - 9. Hidden Covenants and Fines, all restrictions and fines must be in the covenants.

24:45 - 10. Creation and Modification of Covenants and Rules, no additional restrictions or fines after 1st house is sold.

25:53 - 11. No Profit from Foreclosures, or Member's Use of Common Properties.

27:05 - 12. One Set of Laws, easy to read, plain 6th grade language.

27:30 - 13. Full Transparency.

28:00 - 14. Fully Funded Reserves, can only be spent on Reserve Study Items, full documentation.

29:50 - 15. Budget Vote – members can vote down individual items or amounts, majority rule, but must meet legislative requirements. Requires more than 50% of the votes to pass, not of the entire membership.

31:17 - 16. HOA Attorney and Property Manager Responsibilities

32:53 - 17. Require member vote every 3 years to determine if the HOA should be dissolved.

33:26 - 18. FHA and VA approved loans, maintain certification, 35% Rental CAP.

35:32 - 19. Developer Control (new 12/23/2023 still under discussion)

36:50 *discussed with #18 / 20. Limit of Percentage of HOA Units.