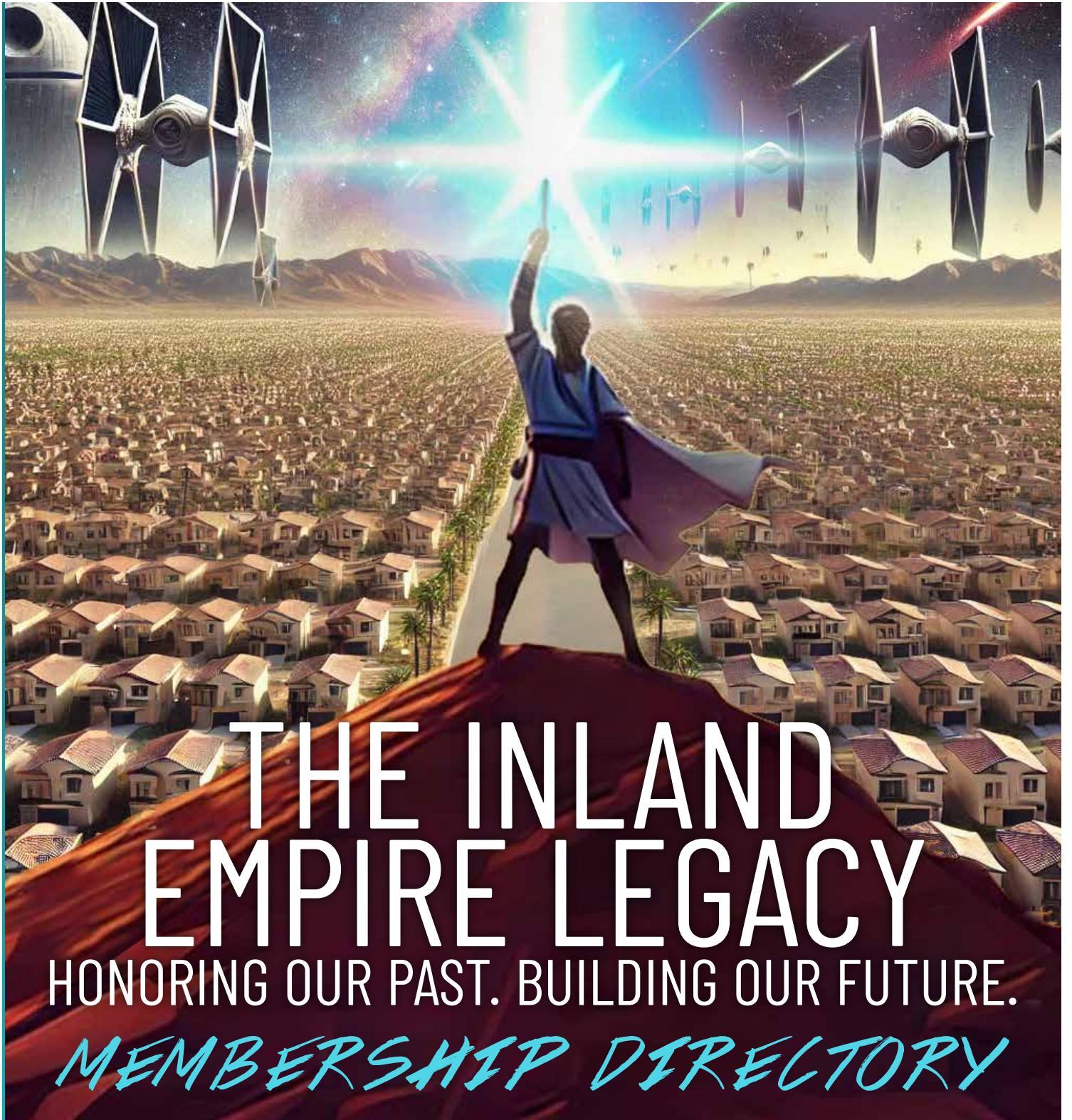


Connect

MAGAZINE

2025: ISSUE ONE • THE PUBLICATION OF CAI-GREATER INLAND EMPIRE



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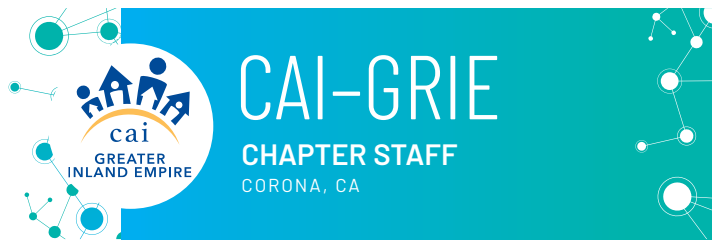
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The CAI-Greater Inland Empire (GRIE) Chapter hosts educational, business and social events that provide the Chapter's Business Partners various opportunities to promote their companies' products and services to Community Association owners and managers serving the Community Association Industry. It is expected that all participants in Chapter events – whether they be educational, business or social – will conduct themselves in a professional manner representative of their business or service organization so as not to detract from the experience of others seeking to benefit from their membership in the Chapter. **For more information, visit cai-grie.org**

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As we embark on another year of service and impact, I am filled with immense pride and gratitude for the remarkable strides our organization made in 2024. I am especially thankful for our now Past President, Mr. Brian Henry. His leadership this past year has been nothing short of exemplary.

The year 2025 marks not just a new year on the calendar but a significant milestone in our journey. We will be celebrating our 35th anniversary as a Chapter! We plan to make 2025 a year-round celebration of who we are. Our Chapter is ready for a revival—not just by returning to our roots, but by jumpstarting our future.

As our mission to “advance the community association industry through a positive image, professionalism, advocacy, education, and networking” continues to drive us, we recognize that the support of our membership has been nothing short of transformative.

In 2024, we witnessed extraordinary progress thanks to your unwavering commitment and belief in our Chapter. From overcoming challenges to ensuring the success of our programs and events, to transitioning to a new Chapter Executive Director, your support has been instrumental in bringing our vision to life. It is through collective effort and shared passion that we have made such meaningful strides.

Looking ahead to 2025, our focus remains steadfast: to enhance our impact, broaden our reach, and deepen our connections within the community. We are excited to introduce four main Chapter goals for the coming year:

1. Exceed 765 members with a 90% retention rate.
2. Operate at a minimum 5% profit margin to increase Chapter strength and stability.
3. Consistently create the best value for all our members.
4. “Build Your Bench” – Identify and support future Industry, Homeowner Leader, and Manager talent, including developing a manager mentoring program to help more community managers earn their designations.

These initiatives are designed to keep our goals simple, trackable, and impactful—helping propel our Chapter to the forefront of CAI not just in California, but across the nation.

We embark on this journey with a renewed sense of purpose and optimism, and we invite you to continue being an integral part of this mission. Your involvement—whether through volunteering, advocacy, or financial support—is crucial to our success. Together, we can create lasting change and build a brighter future for those we serve.

Thank you for your continued dedication and support. Let’s make 2025 the year the Greater Inland Empire Chapter STRIKES BACK!

With heartfelt gratitude,

Greg Borzilleri
2025 CAI-GRIE Chapter President



IF OVER TEN, TIME TO AMEND: WHEN TO UPDATE GOVERNING DOCUMENTS

BY DOUGLAS P. BICKHAM, ESQ., DENICHILO LAW, APC

Boards of homeowner associations (“HOAs”) often ask when they should update their governing documents. There are many factors to consider in answering that question, but the general rule of thumb is that HOAs should update their governing documents at least once every ten years for the reasons discussed below.

WHAT ARE “GOVERNING DOCUMENTS” ANYWAY?

In California, common interest developments (generally meaning that owners own a separate interest, such as a condominium unit or lot, combined with shared ownership of everything else like common area) are subject to a body of law known as the “Davis-Stirling Common Interest Development Act.” The Davis-Stirling Act defines “governing documents” to mean an HOA’s articles of incorporation, bylaws, declaration of covenants, conditions, and restrictions (aka “CC&Rs”), and any board-adopted operating rules. However, when discussing updates to the governing documents, we generally mean just the “ABCs” (Articles of Incorporation, Bylaws, and CC&Rs). This is because an HOA’s operating rules can be easily revised by the board of directors but amending the ABCs is a more involved process that requires some level of approval from the entire membership through a secret ballot election.

WHY SHOULD THEY BE UPDATED?

Just like the physical components that make up an HOA, the governing documents also become outdated and obsolete over time. Some of the reasons why they need to be periodically updated include:

1. Laws Change: The Davis-Stirling Act has undergone many changes in recent years and continues to evolve with each legislative session in Sacramento. The Davis-Stirling Act itself was completely rewritten and a new version went into effect on January 1, 2014. Consequently, governing documents written even just slightly over a decade ago are likely going to have significant inconsistencies with current legal requirements. And those written even farther back in time are going to have even more issues.

2. Circumstances Change: The kinds of things that were big issues 20 or 30-plus years ago are not the big issues of today. For example, many older CC&Rs will have restrictions on waterbeds. When was the last time anyone bought a waterbed? And documents from 20-plus years ago typically have minimal or no provisions regarding the rental

of residences in HOAs, which is one of the hot topics today. And what about solar energy systems and electric vehicle charging stations? Tesla was just getting started as a brand-new company in 2003. Now, electric cars and solar panels are everywhere. The older the governing documents, the more out of touch they become with the current social and economic environment.

3. Purpose Changes: When developers prepare the initial governing documents for brand-new residential communities, they are mainly focused on meeting the minimum requirements necessary for approval from the California Department of Real Estate and to maintain control over the HOA for as long as possible while selling homes. This operating philosophy may serve the developer’s short-term interests, but it may not serve the homeowners’ long-term goals after the project is completed and the developer is long gone. The initial governing documents will often contain provisions that make managing the HOA by members needlessly difficult such as cumulative voting, vague or incomplete maintenance requirements, and unrealistic super majority approval percentages that must be reached before the members are able to amend the documents.

4. Poor Drafting and Design: Older governing documents, especially original developer documents, are often poorly drafted and organized. The documents may be full of inconsistencies, ambiguities, and redundancies, or may just not be written in a very user-friendly manner. This makes it very hard for homeowners and volunteer boards responsible for governing the HOA to interpret what is meant by certain provisions or understand what is required. It is not unusual to find provisions that

make no sense in older documents because the original drafter did a cut and paste job using documents from some other project. We often receive questions from frustrated boards trying to interpret the inconsistent or vague provisions in their governing documents. Sometimes the documents are so convoluted that all we can say is “Our best guess is that it means this, but it could also mean that.” Ambiguous provisions with multiple interpretations do not make for clear and consistent HOA governance and often result in unnecessary expense.

CAN'T WE JUST AMEND A FEW SECTIONS?

Doing a full update and restatement of governing documents is a big project that requires a considerable amount of time and money to do it right. Boards often ask, “Why can't we just do a simple amendment to fix the problem areas and be done with it?” The answer, however, is not so simple.

If the governing documents are of fairly recent vintage and the necessary changes are not too extensive, then it might make sense to just do a “spot” amendment to fix a few provisions and leave the rest as is. However, the older the documents and the more extensive the changes

needed to bring them up to date with current laws, fix the deficiencies, remove obsolete provisions, and add desired new provisions, the more complicated it becomes.

In such cases it usually takes less time and thus is more cost efficient to redo and replace the entire document. And if you are going to incur the expense to restate one of the governing documents, e.g., the CC&Rs, then you should do them all at once because the incremental cost to update them all is not that much more (and more cost effective than doing them separately). That way all the governing documents will be up to date and consistent with each other.

The analogy we often use is the roof over a house. As roofs age, they will eventually wear out and develop leaks. You can patch each leak as it occurs and buy yourself some more time but eventually you will reach the point where you will be spending more time and money patching the old roof than if you just replaced the entire roof. HOA governing documents are similar. You can patch them up for a while with specific spot amendments as issues arise but, eventually, they will need to be completely replaced.


WHO SHOULD WE USE?

Once the board is ready to update and restate the HOA's outdated governing documents, it should seek the assistance of an attorney experienced with this type of work and process. To do it right requires more than just filling in the blanks on a generic one-size-fits-all template. Preparing comprehensive, well-written governing documents is an involved process that requires careful thought and ongoing collaboration between the HOA's board of directors and the drafting attorney. But once completed, it will be a project well worth the time and money invested because the HOA will benefit from the new and improved governing documents for many years to come.

So, if the HOA's governing documents are over ten, it's time to amend!



Doug Bickham has been practicing real estate law for more than twenty years and is Senior Counsel at DeNichilo Law, APC, serving as corporate counsel to community associations throughout California. He has written several hundred HOA governing documents over the years and can be reached at Doug@DLawAPC.com.

- 
- A close-up photograph of a hand holding a black pen. The hand is positioned on the left side of the page, with the pen pointing towards the top right. The background is a soft, out-of-focus light color.
- ¹ *Civil Code §§ 4000-6150.*
 - ² *Id. § 4150.*
 - ³ *See id. §§ 4340-4370.*
 - ⁴ *d. § 5100(a)(1).*



EDITOR'S LINK



A.J. JAHANIAN, ESQ.
BEAUMONT TASHJIAN



DANIEL HEATON, ESQ.
DENICHILO LAW, APC



Welcome to a very special Issue of Connect Magazine – one that not only kicks off 2025 but also commemorates the 35th Anniversary of the CAI-Greater Inland Empire Chapter. This year, we plan to celebrate our legacy by honoring the visionaries who laid our foundation, the volunteers who carry our mission forward, and the innovations that will shape our future in the years to come.

Inside this Issue, you'll find thoughtful guidance on timely topics, like Doug Bickham's "If Over Ten, Time to Amend," a must-read for any board considering a governing documents update. We also spotlight the critical intersection of financial planning and compliance in Sean Andersen's dive into how reserve studies align with Civil Code § 5551.

We look back with pride as we feature reflections from our Hall of Fame Inductees and Past Presidents, and we look forward with increasing purpose through the lens of our 2025 Chapter Goals. We also emphasize the involvement of our members in broader statewide advocacy efforts to protect our communities, as discussed in our first Legislative Update of the year, provided by CAI CLAC's Legislative Co-Chair, Robert DeNichilo.

This year's Issues of Connect will continue to highlight best practices, spotlight Chapter contributors, and deliver the tools you need to lead your communities with confidence. Let this edition be a renewed call to action – read, reflect, and engage. The story of our Chapter is still being written, and your voice is an essential part of it.

Here's to our past, present, and promising future – together.

A.J. Jahanian, Esq.
Committee Co-Chair and Co-Editor in Chief



Daniel Heaton, Esq.
Committee Co-Chair and Co-Editor in Chief



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GREG BORZILLER



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CAI-CLAC Legislative Update: 2025 First Quarter

ROBERT M. DENICHILO, ESQ., CCAL

USING NATIONAL RESERVE STUDY STANDARDS TO GUIDE US THROUGH CALIFORNIA CIVIL CODE SECTION 5551

BY SEAN E. ANDERSEN, PRA, RS, ASSOCIATION RESERVES

Senate Bill 326 was signed into law as California Civil Code § 5551 (CC 5551) on January 1, 2020 with a deadline for compliance of January 1, 2025. With the deadline having arrived, many associations have begun implementing CC 5551 with the Exterior Elevated Elements (EEE) inspection reports. Many questions have arisen about how the EEE report can be incorporated into an association's reserve study, and how the different components of the report should be reflected in the reserve study.

It is important to remember that the reserve study is a separate document from the EEE inspection report. The reserve study does not fulfill an association's responsibility to perform EEE inspections, nor is the EEE report included as part of an association's reserve study. Rather, when the EEE report is completed, the findings, recommendations and information should be provided to the association's reserve analyst so they can be considered and incorporated into the next reserve study.

National Reserve Study Standards recommend that associations review their reserve studies annually and revise them as needed to reflect changes in their financial position and needs. A diligent inspection is required by the Civil Code every three years in the form of a full reserve study or a "with-site-visit" reserve study. Gladly, CC 5551 was intentionally written so that the EEE inspection would coincide with the statutory requirement that the with-site-visit inspection reserve study be created "every third year," so both would have consistent observations. Both reports and inspections should be coordinated, when possible, so that fresh information is fed into the reserve study update that is prepared for the immediately following year.

The new National Reserve Study Standards are broader than the previous standards. There is a new three-part test that replaced the previous four-part test used to select which components, including components associated with the EEE report, that should be included in the reserve study.

To be included in the reserve study, the component should comply with these three tests:

1. The association has responsibility for the component.
2. The need and schedule can be reasonably anticipated.
3. The total cost for the project is material, can be estimated, and includes all direct and related costs.

Using these tests, the costs, findings and recommendations associated with the EEE report and inspection should be included in the reserve study as it is the responsibility of the association. The inspection itself has a useful life and a remaining life and cost that can all be reasonably anticipated. The anticipated costs are all material and can be estimated. Repairs associated with the inspection should be included in the reserve study as well.



Typically, this would result in an association having an inspection component with a useful life of nine years, since the inspections are to be done every nine years. The component would have a remaining life up to the due date of the next inspection, plus cost. Repairs should be scheduled in the reserve study upon completion of the inspection and repairs recommended by the subject matter expert.

An example of how this could look in the reserve study of an association that has completed the inspections, but has not yet completed the repairs to the buildings, is as follows:

- Exterior Elevated Elements Inspection - Useful Life: 9, Remaining Life: 8, Cost: \$120,000
- Elevated Elements Repairs - Useful Life: 9, Remaining Life: 0, Cost: \$100,000

This shows that the inspection was completed but that the repairs associated with the inspection report still need to be completed in the coming fiscal year.

Inclusion of these items will have an impact on the funding plan, the budget and the reserve disclosures, so it is important to make sure the actual costs from the first round of inspections are accurately reflected in the reserve study. They will form the basis for funding going forward. The costs in the example are provided by subject matter experts and historical costs incurred by the association.

Using National Reserve Study Standards to guide implementation of CC 5551 will help to make sure that association boards and managers focus on risk management and planning. The updated standards encourage associations to use subject matter experts to assess potential risks to their physical assets and to develop plans to mitigate those risks. This proactive approach can help associations avoid financial pitfalls and more adequately ensure the long-term viability of their communities.



Sean Andersen is the President of Association Reserves, serving the Inland Empire, Orange County, and Coachella Valley. Sean can be reached at sandersen@reservestudy.com.



USING NATIONAL RESERVE STUDY STANDARDS TO GUIDE IMPLEMENTATION OF CC 5551 WILL HELP TO MAKE SURE THAT ASSOCIATION BOARDS AND MANAGERS FOCUS ON RISK MANAGEMENT AND PLANNING.

HAVE YOUR COMMUNITY ASSOCIATION BOARD MEMBERS CHANGED SINCE LAST YEAR?

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As we step into 2025, I'm excited to begin my first full year as Executive Director. Since I started in September, the enthusiasm and engagement of our members have been truly inspiring. I've seen a remarkable increase in committee involvement and event participation, which fills me with optimism for our Chapter's future.

My commitment remains strong—to enhance communication and address the needs of our members. I encourage you to join us for engaging and educational activities as we celebrate our Chapter's 35th anniversary. Your participation is essential in making this milestone truly special, and I look forward to commemorating it with you throughout the year.

If you have any questions or need assistance, please don't hesitate to reach out. I'm here to support you and ensure your experience with us is exceptional.

Erica Tenney, CMCA, AMS
CAI-GRIE Executive Director



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Celebrating
35 YEARS
CAI
GREATER INLAND EMPIRE

The new decade provides the Greater Inland Empire Chapter an opportunity to look back on its rich history. 2025 marks the 35th Anniversary of the Chapter and three of its long-standing members, Betty Roth, CMCA, AMS, LSM, PCAM; Kimberly Lilley, CMCA CIRMS; and Greg Borzilleri have generously answered some questions, shared their memories, and documented the growth that shapes the Chapter as we know it today. We will continue to spotlight additional Hall of Fame Inductees and Chapter Past Presidents in each Connect Issue during this special year of celebration.



BETTY ROTH, CMCA, AMS, LSM, PCAM
2018 HALL OF FAME INDUCTEE

Favorite Memory of Involvement with CAI?

Having been a member of CAI for the last 22 years, I have had the pleasure and opportunity to be involved in many facets of the organization.

I have countless great memories as a CAI member, but one of my favorites was joining the Legislative Support Committee of my chapter, the Greater Inland Empire, in 2009. Throughout the years, I was excited to be part of bringing CAI's legislative recommendations to our legislators. I eventually became a Co-Chair of the Committee and had the privilege of attending Advocacy Week at the Capitol in Sacramento every year.

During my time on the committee, I collaborated with fellow members on various bills and even had the incredible opportunity to testify before the State Assembly Housing Committee in Sacramento. I spoke in support of a bill brought forward by CLAC, a Committee of CAI. It was

an exhilarating experience to see the bill pass through the Housing Committee and ultimately become law.

Benefits CAI Brings to the Industry?

To me, CAI is invaluable to all community associations and their members, as well as business partners, management companies, and homeowners. CAI provides numerous benefits to its members, but one of the most significant is education. Through classes and luncheon presentations, CAI helps business partners, homeowners, and managers stay informed and well-prepared.

Another crucial benefit CAI provides is the California Legislative Action Committee (CLAC). This Committee offers legislative updates, education, and advocacy for all community associations in California, ensuring that communities remain informed and well-represented.

How Did Your Service in CAI Help You Grow and Improve?

When I started my journey as a manager in 2001, I quickly realized that managing an association was about much more than I initially thought.

Fortunately, the management company I worked for recognized the importance of education and encouraged me to seek out opportunities that would help me serve my communities effectively.

I started by taking all the courses CAI had to offer, earning multiple certifications, and ultimately achieving both my PCAM and LSM designations. The education I received was meaningful and applicable to my daily work, providing me with the knowledge and tools necessary to navigate the challenges of association management.

Beyond education, my involvement in various CAI committees has been invaluable. I joined the PR Committee and became a co-chair, then joined the Newsletter Committee and later became its chair. Currently, I serve on the Legislative Support Committee (LSC) and as a delegate to CLAC.

Through CAI, I have not only gained knowledge but also had the opportunity to give back, assisting other members and homeowners through their own journeys.

How Has the Industry Changed Since You First Became Involved?

The industry has grown significantly over the years, with municipalities increasingly embracing associations as essential parts of communities. As the industry expands, there is a greater need for educated managers, business partners, and homeowners to keep up with evolving challenges.

One of the most critical shifts has been the recognition of the importance of educated homeowner leaders. Associations led by knowledgeable homeowners work more effectively alongside managers and business partners, ensuring that communities operate efficiently and serve their residents well.

Key Lessons Learned from CAI Involvement?

One of the most valuable lessons I've learned through my involvement in CAI is that there is always something new to learn. Staying open to new ideas and diverse perspectives is essential in this industry.

Every CAI member has something valuable to contribute, and you never know when you might learn something unexpected from another member's experiences. CAI offers every member the opportunity to grow, engage, and make a lasting impact.



KIMBERLY LILLEY, CMCA, CIRMS
2014 PAST PRESIDENT
2016 HALL OF FAME INDUCTEE

Favorite Memory of Involvement with CAI?

Receiving the Leadership Award from CAI HQ and giving my speech in front of thousands of people while my image was displayed on 10-foot-high screens was a surreal moment. Oh, and, of course, the lifelong friends I have made.

Benefits CAI Brings to the Industry?

CAI provides communities with a voice—locally, in Sacramento, and at the federal level. More importantly, it equips communities with the knowledge they need to be an informed voice.

We make the lives of those living in community associations better. Every. Day. And that, in turn, makes the world a better place. I truly believe we bring HUGE benefits not only to our industry but also to the wider world.

How Did Your Service in CAI Help You Grow and Improve?

I learned how to navigate interactions with people who struggle to give others (or the situation) the benefit of the doubt.

Being patient enough to listen to aggressive expressions from those who felt they needed to fight to be heard was something I had to grow into. But I learned that once people had a chance to speak—even forcefully—they were far more likely to listen and consider additional perspectives.

FOR ME, CAI IS MORE THAN JUST A PROFESSIONAL ORGANIZATION —IT'S A COMMUNITY THAT HAS HELPED ME GROW BOTH PERSONALLY AND PROFESSIONALLY. —GREG BORZILLERI

How Has the Industry Changed Since You First Became Involved?

Like everything else, this industry goes through cycles. In the Inland Empire, we've had a long stretch of Business Partners serving as Chapter President, which naturally shifts the Chapter's perspective. But that won't last forever—the perspective will shift again. Each time, we retain certain elements from past leadership and build on them with the next.

One positive trend I've noticed is the growing recognition of certifications and designations. More boards of directors are taking note when someone has a designation—and some are even requiring it. This marks a significant step forward in the industry's overall professionalism.

Key Lessons Learned from CAI Involvement?

It takes time... It takes time for truth, value, and understanding to take root. A President's goals may not be fully realized until years after their tenure—or they may be abandoned altogether by future leadership. There's no way to know what will endure from our contributions.

And yet, showing up still matters. Even without certainty about a lasting legacy, our involvement makes a difference.



GREG BORZILLERI
2025 BOARD PRESIDENT
2024 HALL OF FAME INDUCTEE

Favorite Memory of Involvement with CAI?

I don't know if I have a favorite memory per se—that's like choosing a favorite child; they're all special. However, the first thing that always comes to mind is the people and friendships I've made through CAI over the years. Some of my closest friends today are people I met through CAI. When all is said and done, I will always be grateful for the friendships I've built.

Benefits CAI Brings to the Industry?

I truly believe that CAI's impact on the HOA industry is immeasurable. CAI has done so much to advocate for the interests of community associations while providing top-tier educational resources.

The way CAI offers certifications, training programs, and a wealth of industry knowledge has helped professionals not only perform their jobs more effectively but also elevate the standards of our entire industry. The networking opportunities are invaluable, helping individuals at all levels connect, learn, and grow—which ultimately makes us all better at what we do.

How Did Your Service in CAI Help You Grow and Improve?

Serving in leadership positions within CAI has been a transformative experience for me. It's not just about learning the technical side of our industry—it has made me a better leader, communicator, and problem-solver.

CAI has helped me see the bigger picture—beyond daily operations—to think strategically about growth, community engagement, and long-term sustainability. It has given me greater confidence in decision-making and a deeper understanding of the needs of the communities we serve. Through CAI, I've grown both professionally and personally.

How Has the Industry Changed Since You First Became Involved?

Well, I can't say this question doesn't immediately make me feel old... thanks for that!

When I first got involved in the industry, professional development and recognition for what we do weren't as emphasized as they are today. The industry has since become much more sophisticated and better organized. We have stronger advocacy efforts and higher professional standards, which more companies have adopted over time.

CAI has played a huge role in driving these changes, ensuring that community associations are well-managed and that professionals in this field have the knowledge and tools they need to succeed.

Key Lessons Learned from CAI Involvement?

My involvement with CAI has taught me so much that has directly contributed to my career success.

First and foremost, I've learned the importance of collaboration. The strength of CAI lies in the collective knowledge and support of its members. It's a constant reminder that we're all in this together—and that teamwork is the key to solving complex challenges.

I've also learned to stay adaptable. The HOA industry is constantly evolving, and through CAI, I've learned how to stay ahead of changes in laws, best practices, and technology. The work we do directly impacts real people, and maintaining passion for that work is what drives success—not just for individuals but for the communities we serve.

A Career Shaped by CAI

My passion for the HOA industry has been the driving force behind my career. Being involved with CAI allowed me to turn that passion into a fulfilling and successful career. Without CAI's resources, guidance, and network, I wouldn't be where I am today.

For me, CAI is more than just a professional organization—it's a community that has helped me grow both personally and professionally.

One of the most rewarding aspects of my time with CAI has been the lifelong friendships I've formed. I've had the opportunity to work alongside some of the best and brightest people in the industry. These friendships have enriched both my career and my life. Together, we've collaborated on projects, tackled challenges, and celebrated successes. The relationships I've built through CAI are ones I will cherish forever.

Reflections on My Hall of Fame Induction

As I reflect on my journey and my Hall of Fame induction, I feel an immense sense of gratitude for everything CAI has given me.

This organization has allowed me to thrive in the HOA industry, grow as a leader, and build meaningful relationships. The dedication I've had to this field and the values I've learned through CAI serve as a testament to how passion, leadership, and collaboration can transform not just an individual career but an entire industry.

Being part of a community like CAI has opened doors to endless possibilities—and for that, I am incredibly thankful.



What is CAI-CLAC?

The California Legislative Action Committee (CLAC) is a volunteer committee of the Community Associations Institute (CAI) consisting of homeowners and professionals serving community associations. CAI is the largest advocacy organization in America dedicated to monitoring legislation, educating elected state lawmakers, and protecting the interests of those living in community associations in California.

CAI-CLAC as a Volunteer Organization

- Is a non-profit, non-partisan volunteer committee comprised of two Delegates and one Liaison from each of the eight CAI California chapters.
- Represents 13 million homeowners and property owners in more than 50,000 associations throughout California.
- Is NOT a PAC (Political Action Committee) and makes no financial campaign contributions.
- Depends solely on the donations of community associations, their boards of directors and those who serve association members.

CAI-CLAC's Mission

To safeguard and improve the community association lifestyle and property values by advocating a reasonable balance between state statutory requirements and the ability and authority of individual homeowners to govern themselves through their community associations.



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CAI-CLAC 2024: What We Achieved

Building on the successes of 2023, CAI-CLAC entered the year with a slate of proposed bills, and ready to work on legislation proposed by others that would impact California's community associations. We are proud to say that 2024 was a banner year. CAI-CLAC successfully got its slate of three proposed bills enacted into law and worked to get amendments into a fourth bill that will ultimately provide associations with flexibility in addressing emergency repairs to utility lines in common areas. As we move into the 2025 legislative year, we remain committed to monitoring, evaluating, and providing input on legislation affecting community associations.

AB-2114 Building Standards: Exterior Elevated Elements: Inspection CAI-CLAC SPONSORED LEGISLATION

CAI-CLAC sponsored this bill to provide necessary relief to community associations coming up on the end-of-year deadline to complete balcony inspections and having trouble finding professionals to conduct the inspections. Approved by the legislature and signed into law by Governor Newsom as "urgency legislation," the bill adds civil engineers to the list of professionals authorized to conduct inspections of exterior wood-built elevated elements, including balconies. The bill was effective as of July 15, 2024.

AB-2149 Gates: Standards: Inspection

CAI-CLAC OPPOSED – BILL UNSUCCESSFUL

AB-2149 would have mandated new safety standards and inspections for any gate over 50 pounds and more than 48 inches wide or 84 inches tall in areas accessible to the public. The law would have added new mandatory inspections of such gates by July 1, 2026, and required associations to keep compliance records for at least ten years. Failure to comply could result in the designation of the gate as a public nuisance, exposing the association to enforcement action by local agencies and fines. CAI-CLAC worked with local governments and schools to oppose the bill, which died in committee.

AB-2159 – Electronic Balloting

CAI-CLAC SPONSORED LEGISLATION – ENACTED INTO LAW

In perhaps its most significant victory of the year, CAI-CLAC, working with CACM, successfully sponsored legislation permitting associations to conduct most association elections via electronic balloting rather than having to use the double envelope, secret ballot mail process. The law allows an association to determine if the members must opt in or opt out of electronic balloting and requires associations to notify members how to express their choice. In addition, associations must provide individual notice of the deadline to request a written or electronic ballot, and how to cast their vote. The bill also allows associations to eliminate nominations from the floor in its election rules. Notably, the law excludes elections on special or regular assessments from being conducted electronically. CAI-CLAC anticipates that this bill will not only save trees but ultimately may save associations significant money in reduced mailing fees, will increase member voter participation in elections, and streamline the association voting process.

AB 2460 – Association Governance: Member Election; Quorum Clean-up Bill

CAI-CLAC SPONSORED LEGISLATION – ENACTED INTO LAW

CAI-CLAC sponsored this bill to address some confusion over the reduction of a quorum for reconvened meetings where a quorum was not reached in the initial meeting for an election of directors, and the meeting is adjourned to a later date. The bill makes clear that unless an association's bylaws call for a quorum at a reconvened meeting to be less than 20% of the members, at any reconvened meeting for an election of directors the presence of 20% of the association's members voting in person, by proxy, or secret ballot will satisfy the quorum requirements, and that ballots will be counted if a quorum is reached.

Continued on next page

SB-900 Repair and Maintenance. Repairs of Gas, Heat and Water Services

CAI-CLAC POSITION: Opposed Unless Amended

As initially introduced, this bill would have required repairs to gas, water, or heat services in the common areas to be completed within 30 days from the date of interruption of services. There was no consideration in the bill for what might be necessary for the repairs to be completed, or how an association that does not have sufficient funds in reserves would pay for the repairs. CAI-CLAC worked with the bill's author, who introduced significant amendments to make the bill workable for associations. As chaptered, the law now only requires that an association begin the process of repairs within 14 days, and if the association lacks the funds to make the repairs, the law allows a board to obtain a loan without a vote of the members and levy an assessment for the repayment of the loan. The law does not apply to associations in an area affected by a state of disaster or emergency. Lastly, the law adds gas, water, or electrical services the association is responsible for repairing to the list of "major components" to be included in an association's reserve study.

CAI-CLAC Insurance Task Force Accomplishments

This year, CAI-CLAC's Insurance Task Force has been busy participating in and influencing change within the CA insurance marketplace by meeting with legislators and tracking legislation and other insurance code/regulatory change. They have also attended eight events involving the CA Department of Insurance (CDI), written educational articles for CAI-CLAC as well as the eight CA Chapters of CAI, and responded to four requests for print, radio and television interviews. They help to sustain the CA Insurance Discussion Group, which meets monthly and has grown throughout the year. They also created detailed education to help legislative staff understand the complicated topics involved in solving the insurance crisis in California. In the last negotiations regarding the CA FAIR Plan changes, we were one of only three organizations with a seat at the table.

Based on:

Media Interviews

- Print Interview with *San Diego Union Tribune* (January 2024)
- Print Interview with *Bloomberg* (read in the Capitol) February 2024 (printed March 25)
- Radio/Print Interview with KCRW (NPR Santa Monica) (August 6, 2024)
- Television Interview KRCR, ABC7 (September 2024)

Educational Articles/Events

- The Latest in the Sustainable Insurance Strategy – CAI-CLAC Blog post July 15, 2024
- Magazine articles for CAI Chapters
- Presentations for CAI Chapters
- Insurance Briefing for Legislative Staff – Four-part series
- CA Insurance Discussion Group – Meeting monthly

Hearings and CDI Events

- March 26, 2024 – CDI Rate Approval Workshop attendance
- April 2024 – CDI Presentation in Northern California – myths debunked
- April 23, 2024 – CDI Catastrophe Modeling and Rate Making attendance
- June 26, 2024 – CDI Workshop on Catastrophe Modeling and Rate Making attendance
- July 2024 – Meeting with CBIA to build coalition around changes to the CA FAIR Plan
- July 2024 – Responded to CDI request for quotes regarding updates to the CA FAIR Plan
- September 17, 2024 – CDI Catastrophe Modeling Hearing attendance
- September 19, 2024 – CalMatters Interview with Commissioner Lara in attendance

Monitoring of Legislation and Code/Regulatory Changes

- Six bills tracked in 2024
- Governor's Trailer Bill to change the rate approval process tracked and explained in May/June 2024
- July 25 and August 27 – Stipulations with the CA FAIR Plan investigated and explained



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Kieran J. Purcell, Esq., CCAL Epsten, APC

2023/24 CAI-CLAC Chair



Kieran Purcell graduated from the University of Colorado at Boulder. After serving seven years in the United States Navy, Kieran attended California

Western School of Law and joined Epsten, APC in 1995. Kieran's work on behalf of community associations includes providing advice on all types of corporate matters including litigation, interpretation and enforcement of governing documents and reconstruction issues. He has been a shareholder of Epsten, APC since 2002 and now serves as Vice President and CFO of the firm.

Kieran is a four-time recipient of the San Diego Chapter's President's Award, and also received the Samuel L. Dolnick Lifetime Achievement Award. In 2023, he was recognized with the San Diego Chapter's Legacy Award. He is a fellow of the College of Community Association Lawyers (CCAL).

Louie A. Brown, Jr. CAI-CLAC Advocate



Louie A. Brown, Jr., is a partner with Kahn, Soares & Conway, LLP. He manages the firm's Government Relations Group representing clients before the California

State Legislature and various state administrative agencies.

Louie specializes in providing clients with expert advice in maneuvering through California's complex legislative and administrative process. He has written numerous laws and played key roles in many of the Legislature's major accomplishments and budget negotiations over the last decade.

Louie earned his Bachelor of Science Degree from California Polytechnic State University in San Luis Obispo, California and his Juris Doctor from the McGeorge School of Law.

Louie and his wife, Kymberlee, reside in Elk Grove with their three children.



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The California Legislative Action Committee (CLAC) is a volunteer committee of Community Associations Institute (CAI), consisting of homeowners and professionals serving homeowner associations (HOAs).

CAI is the largest organization in America dedicated to the monitoring of legislation, educating elected state lawmakers and protecting the interests of those living in community associations.

CAI-CLAC is working toward legislative solutions that are right for California homeowner associations.

Donating just a Buck A Door (or more!) allows you to participate in the legislative process. Donate today to protect HOA living and your property values.

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CAI-CLAC LEGISLATIVE UPDATE



2025 FIRST QUARTER

BY: ROBERT M. DENICHILO, ESQ., CCAL, DENICHILO LAW, APC
CAI-CLAC LEGISLATIVE CO-CHAIR

CAI's California Legislative Action Committee (CLAC) finished 2024 strong and, in 2025, hit the ground running in pursuit of its legislative agenda, which included allowing emergency assessments to cover the cost of insurance premiums and liability protection for associations and board members who are unable to purchase the level of insurance coverage required by CC&Rs for a reasonable cost, or at all. While the bill introduction deadline passed without CLAC being able to secure an author for its proposed bills, we continue working and are hopeful of getting some cleanup legislation into an omnibus bill.

In addition to pursuing its legislative agenda, CLAC is taking positions on several bills that were introduced that will significantly impact associations and managers.

AB-739 (Jackson): This bill would require all managing agents to be licensed real estate brokers. It is unclear what the goal of this legislation is or how it would benefit owners or associations, given that obtaining a real estate broker's license has no direct relation to managing a community association. *CLAC is opposing the bill and continues discussions with the author.*

SB-677 (Wiener): Under the guise of creating additional options for affordable housing, SB-677 (Wiener) would expand on 2022's SB 9, which prevented cities and counties from banning owners from splitting their lots. SB 9 did not apply to community associations, but SB-677 is directly aimed at associations and would prohibit community associations from enforcing any CC&Rs provision that prevents an owner from splitting lots. *CLAC is opposing the bill.*

SB-546 (Grayson): seeks to repeal Civil Code section 5501, which permits a board to meet its obligation to review financial documents on a monthly basis by having either all board members or a subcommittee of the board consisting of the treasurer and at least one other board member. to review the documents outside of a meeting so long as the review is ratified at the next board meeting and the ratification is reflected in the minutes. If this bill passes and becomes law, the only way a board would satisfy the obligation to review financials on

a monthly basis would be to have a meeting each month, causing those associations that meet bi-monthly or quarterly to incur additional expenses. *CLAC opposes this bill.*

CLAC also continues its efforts to encourage the legislature to address the insurance crisis in California and meets regularly with legislators and staff to discuss this complex issue.

AB-1 (Connolly): is one of several bills addressing wildfires and insurance issues. This bill would require the Department of Insurance, on or before January 1, 2030, and every 5 years thereafter, to consider whether or not to update its regulations to include additional building hardening measures for property-level mitigation efforts and communitywide wildfire mitigation programs. As part of this consideration, the bill would require the department to consult with specified agencies to identify additional building hardening measures to consider, as well as to develop and implement a public participation process during the evaluation. *CLAC has taken a neutral position on this bill.*

AB-69 (Calderon): will require a broker of record to determine if an insurance policy with the FAIR Plan that is up for renewal can be moved to a market insurance company before renewing in the FAIR Plan. *CLAC supports this bill.*

CLAC is also hosting its annual Advocacy Week with in-person visits with legislators in the State Capital from April 22-24, 2025. Those unable to attend in person should consider participating in CLAC's virtual visits with legislators and staff on Wednesday, April 23, 2025. Last year's Advocacy Week was an unprecedented success, and we hope to repeat and exceed those efforts in 2025. If you are interested in attending, either in person or virtually, or would like to sponsor the event, please visit CAICLAC.com/advocacy-week for more information.



Robert M. DeNichilo is the Founder of DeNichilo Law, APC and represents community associations across California as corporate counsel. Robert has served on CLAC for over a decade and is a delegate from the CAI Orange County Regional Chapter.

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GREATER INLAND EMPIRE

MEMBERSHIP DIRECTORY



**"A TESTAMENT TO THE
POWER OF COMMUNITY"**

Greg Borzilleri

"I am incredibly humbled and honored to be inducted into the CAI-GRIE Hall of Fame. This recognition is not only a reflection of my work but also of the countless individuals I have had the privilege to learn from, collaborate with, and grow alongside over the years.

To my mentors, colleagues, and friends—thank you for your support, guidance, and trust. The relationships we've built along the way have been the true highlight of my career. I am deeply grateful for the shared knowledge, experiences, and lifelong bonds we have created.

This achievement is a testament to the power of community, and I look forward to continuing to contribute to this incredible industry and the people who make it so special. Here's to many more years of growth, learning, and connection!"

CAI-GRIE *Hall of Fame* INDUCTEES

In 1995, the Greater Inland Empire Chapter initiated its Hall of Fame, honoring members for years of dedicated service that significantly contributed to the Chapter's growth and the achievement of its goals. Notably, committee service or a Board of Directors role is not mandatory; the Committee values diverse volunteer contributions and key roles in the Chapter's success.

The following individuals are members of the CAI-GRIE Hall of Fame, listed in the order of induction:

<p>2024</p> <p>Greg Borzilleri The Arbor Group</p>	<p>2013</p> <p>Robert Riddick, CMCA Sunnymead Ranch PCA</p>	<p>2000</p> <p>Pamela Hazard Union Bank Homeowners Association Services</p>
<p>2023</p> <p>Nick Mokhlessin Everthrive Landscape</p>	<p>2012</p> <p>Michael Graves, RS SCT Reserve Consultants, Inc.</p> <p>Liz Williams AMS Paving, Inc.</p>	<p>1999</p> <p>Jon H. Epstein, Esq. Epsten, APC</p> <p>William Gavitt Park Granada Homeowners Association</p> <p>Erin Maloney, Esq. Fiore Racobs & Powers, A PLC</p>
<p>2022</p> <p>Eric Zarr FirstService Residential, AAMC</p>	<p>2011</p> <p>Sherry Neal, CCAM, PCAM Walters Management, AAMC</p>	<p>1998</p> <p>Shirley Prasser, CMCA, AMS SureKare Property Management</p>
<p>2021</p> <p>Fred Bartz Morgan Hill HOA</p>	<p>2010</p> <p>Blair Loubet Vista Paint Corporation</p>	<p>1997</p> <p>Robert O. Ruff (Deceased)</p> <p>Jan Savvy CLS Landscape Management, Inc.</p>
<p>2020</p> <p>Adam Armit Harvest Landscape Enterprises, Inc.</p>	<p>2009</p> <p>John R. Sinner John R. Sinner Insurance Agency, Inc.</p>	<p>1996</p> <p>Mark Jones, PCAM Avalon Management Group, AAMC</p> <p>Weldon L. Brown, CCAM, CPM Weldon L. Brown Company</p> <p>Scott Oksnee LaBarre/Oksnee Insurance Agency</p>
<p>2019</p> <p>Phil Hakopian, CIRMS Cornerstone Commercial & Personal Insurance Services</p>	<p>2008</p> <p>Robert Serdoz Elite Pest Management, Inc.</p>	<p>1995</p> <p>Glennon Gray, PCAM Euclid Management Company (Now FirstService Residential, AAMC)</p> <p>Jim Mccarthy, Sr., CMCA, PCAM, CCAM Condominium Management Services</p> <p>Peter E. Racobs, Esq. Fiore Racobs & Powers, A PLC</p> <p>Robert Stephens, CPA Fox & Stephens, CPAs</p>
<p>2018</p> <p>Betty Roth, CMCA, AMS, LSM, PCAM Avalon Management Group, AAMC</p>	<p>2007</p> <p>Pete Olhasso Equity Management Company, AAMC</p>	
<p>2017</p> <p>Timothy Cline, CIRMS Cline Agency Insurance Brokers</p>	<p>2006</p> <p>John G. Bauer, PCAM, CCAM Vintage Management Consultants</p> <p>Joan Urbaniak Community Associations Institute</p>	
<p>2016</p> <p>Kimberly Lilley, CMCA, CIRMS Berg Insurance Agency, Inc.</p>	<p>2002</p> <p>Patee Barta Anderson & Kriger, Joel M. Kriger APC</p> <p>Gordon Larsen All Bug Pest Control</p>	
<p>2015</p> <p>Pamela Voit, CMCA, AMS, PCAM Voit Management, Inc.</p>	<p>2001</p> <p>Matt D. Ober, Esq., CCAL Richardson Ober LLP</p>	
<p>2014</p> <p>Lana Hamadej, PCAM Avalon Management Group, AAMC</p> <p>Michelle Hill Union Bank HOA Services</p>		

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2024

Brian Henry
Park West Inc.

2023

Ty Jaglowski
Environmental Concepts Landscape Management, Inc.

2022

Gina Roldan
ProTec Building Services

2021

Nick Mokhlessin
Everthrive Landscape

2020

Jackie Fromdahl
Painting Unlimited, Inc.

2019

Adam Armit
Harvest Landscape Enterprises, Inc.

2018

Robert Serdoz
Elite Pest Management, Inc.

2017

**Jeremy Wilson, MBA, CCAM, CMCA,
AMS, LSM, PCAM**
Associa-PCM, AAMC

2016

Dana Mathey, AMS, PCAM,
FirstService Residential, AAMC

2015

Nancy I. Sidoruk, Esq.
Adams | Sterling PLC

2014

Kimberly Lilley, CMCA, CIRMS
Berg Insurance Agency, Inc.

2013

Lana Hamadej, PCAM
Avalon Management Group, AAMC

2012

Robert Riddick, CMCA
Sunnymead Ranch PCA

2011

Ken Carteron
Seacoast Commerce Bank

2010

Sherry Neal, PCAM CCAM
Walters Management, AAMC

2009

John Bauer, PCAM, CCAM
Vintage Management Consultants, Inc.

2008

Michelle Hill
Union Bank Homeowners Association Services

2007

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Equity Management Company, AAMC

2006

Robert Serdoz
Elite Pest Management, Inc.

2005

Michael Graves, RS
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2004

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2003

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2002

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2001

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2000

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1999

Pamela Hazard
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1998

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1997

Shirley Prasser, CMCA, AMS
SureKare Property Management

1996

Robert O. Ruff
(Deceased)

1995

Jan Savvy
CLS Landscape Management, Inc.

1994

Jim McCarthy, Sr., CMCA, PCAM
Condominium Management Services

1993

Glennon Gray, PCAM
Euclid Management Company
(Now FirstService Residential, AAMC)

1992

Weldon L. Brown, CCAM, CPM
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1991

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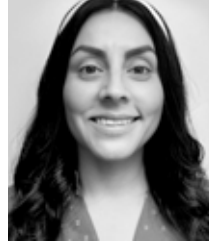
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CHAPTER BYLAWS

TENTH AMENDMENT AND RESTATED BYLAWS OF THE GREATER INLAND EMPIRE CHAPTER OF THE COMMUNITY ASSOCIATIONS INSTITUTE

ARTICLE I: NAME AND OFFICE

SECTION 1. NAME.

The name of this organization shall be The Greater Inland Empire Chapter of the Community Associations Institute ("Chapter").

SECTION 2. INCORPORATION; REGISTERED OFFICE.

The Chapter is a corporation, incorporated in the state of California and is a chapter of Community Associations Institute ("CAI"), located in the County of Riverside, State of California. The Board of Directors is granted full power and authority to change the principal office from one location to another in the County, or from one county to another. Any change shall be noted by the Secretary opposite this Article, but shall not be considered an amendment of the Bylaws.

ARTICLE II : DEFINITIONS

SECTION 1. DEFINITIONS.

The following capitalized term(s) shall have the meanings indicated:

- A. "At-Large Member" means a member of Community Associations Institute who falls within one of the classes of membership as defined in Article III, Section 3. In relation to positions on the Board of Directors and committees, at-large members may be from any membership class, and have the same role and responsibilities as all other members of the Board or committee.
- B. "Board of Directors" means the Board of Directors of the Chapter and "Director" means a Member of the Board of Directors.
- C. "Board of Trustees" means the Board of Trustees of CAI and "Trustee" means a Member of CAI's Board of Trustees
- D. "CAI's Bylaws" means the Bylaws of CAI as the name may be amended or replaced.
- E. "Community Association" means any incorporated or unincorporated association, trust or other entity comprised of the owners of interests in a residential, commercial, or industrial condominium, real estate cooperative, planned unit development or other real estate common interest community.
- F. "Company" shall mean a business incorporated according to the laws of a state, a limited liability corporation, a partnership, or other relationship of individuals providing services or products to others.
- G. "Member" means a Member of The Greater Inland Empire Chapter of CAI.
- H. "Member in Good Standing" means a member whose rights have not been suspended by the Chapter or CAI.

ARTICLE III: MEMBERSHIP

SECTION 1. GENERAL REQUIREMENTS.

Applications for membership in CAI and within any class of membership of CAI shall be approved in accordance with the terms of CAI's Bylaws and such rules, procedures and limitations as may be established by the Board of Trustees. CAI shall have the right to determine the appropriate class of membership for any Member. Membership in CAI is as authorized by CAI. Members are automatically assigned to a CAI certified chapter in accordance with established chapter boundaries.

SECTION 2. CONFLICT OF INTEREST.

All chapter board members and committee members shall comply with the conflict of interest policies adopted by the Board of Trustees and stricter policies as may be established by the Chapter.

SECTION 3. CLASSES OF MEMBERS.

The membership of CAI shall consist of the following:

- A. Community Association Volunteers. All individuals residing in or owning a unit in a community association are eligible for membership as a Community Association Volunteer, including, without limitation, individuals living in community associations who have a volunteer role within their community association. Volunteer roles include, but are not limited to, being a member or officer of the governing body of the community association, participating on a volunteer committee or committees, acting as the newsletter editor for the community, or any other volunteer function sanctioned by the community association. An individual who meets the aforementioned criteria and also holds a membership as a Community Manager, Management Company CEO or Business Partner may hold an additional membership as a Community Association Volunteer, however, they may not serve in a CAI volunteer position under the Community Association Volunteer category. Community Association Volunteers will be considered as individual Members of CAI with voting rights. Community associations paying dues on behalf of a community association volunteer or volunteers shall own each such membership and shall be permitted to transfer each membership to another volunteer in the community association during the term of membership or upon renewal of the membership. Individuals paying dues with their personal funds shall be the only individual entitled to exercise the rights of membership and such membership shall not be transferable.

CHAPTER BYLAWS

ARTICLE III: MEMBERSHIP *CONTINUED*

- B. **Community Managers.** This class of Members shall consist of professional managers of all types of association-governed communities including, but not limited to, condominium associations, townhome associations, co-operative associations, homeowners associations, large-scale communities, and planned communities. All managers of association-governed communities fall within this class of Members, regardless of whether they are on-site managers, portfolio managers, large-scale managers, are employed by a management company or have any other employment relationship. Those persons who have previously served in one of the roles in the preceding sentence and serve in a capacity of managing other managers shall be a Member of this class. All community managers shall be treated as individual Members of CAI with voting rights. A management company or employer of a manager paying dues on behalf of a manager or managers shall own each such membership and shall be permitted to transfer each membership to another manager during the membership term, but only in the event the manager originally identified is no longer employed by the management company. Individuals purchasing a membership with their personal funds shall be the only individual entitled to exercise the rights of membership, and such membership shall not be transferable.
- C. **Business Partners.** This class of Members shall consist of professionals and other providers of products, services, support, and counsel to association-governed communities, including developers of such communities. This class of Members shall not include community association management companies or managers of association-governed communities. The company, partnership, corporation or other business entity shall designate an individual as a primary membership contact who will have voting rights for the entity and may transfer this designation to another individual during the membership term or upon renewal of the membership. All employees of a business partner member shall be Affiliate members and will be permitted to attend classes, functions, conferences, to purchase products and services at membership prices, and be elected or appointed to committees or the Board of Directors.
- D. **Management Companies.** This class of Members shall consist of community association management companies. Each management company membership shall include an individual manager membership to be held by the CEO or equivalent of the management company. Whenever the term "CEO of a Management Company" is used in these Bylaws, it shall mean the CEO or equivalent of a management company. Management companies shall not transfer this manager membership to multiple managers during the course of the membership term for the purpose of obtaining membership pricing for managers who do not hold an individual manager membership. Employees of the management company, who are not employed to manage association-governed communities, may attend selected classes and functions at the membership price.

SECTION 4. RIGHTS AND PRIVILEGES.

- A. **CA Chapter Rights and Privileges.** Each Member in good standing of the Chapter shall be entitled to cast one vote on any and all matters required to be voted upon by Members and shall have such other rights, privileges and responsibilities as the Board of Directors shall determine.

Except as otherwise provided in these Bylaws, and subject to eligibility requirements, each Member in good standing shall be eligible to serve on the Chapter Board of Directors and committees.

- B. **CAI Rights and Privileges.** Each Member in good standing of CAI shall be entitled to cast one vote on any and all matters required to be voted upon by Members and shall have such rights, privileges and responsibilities as the Board of Trustees shall determine. Except as otherwise provided in the CAI Bylaws, and subject to eligibility requirements, each Member in good standing shall be eligible to serve on the CAI Board of Trustees, Membership Representation Groups, and committees.

SECTION 5. SUSPENSION FOR NONPAYMENT.

The Chapter may adopt reasonable policies to suspend certain membership rights and privileges resulting from nonpayment of amounts due and owing to the Chapter or CAI.

ARTICLE IV: ANNUAL DUES

The Board of Trustees shall determine the amount of annual dues, fees, and other assessments to be paid to CAI by each class of Members. Unless terminated, each membership shall continue automatically from year to year, with annual dues, fees, and other assessments payable by each Member on or before such date as shall be determined by the Board of Trustees. Unless otherwise directed by the Board of Trustees, all annual dues, fees, and other assessments shall be paid to CAI in advance of the 12-month period to which they relate. The Board of Trustees may impose such other fees and charges as it deems proper and may waive or modify the requirement to pay dues, fees or charges for particular Members.

ARTICLE V: MEETING OF MEMBERS

SECTION 1. ANNUAL MEETING.

There shall be an annual meeting of Members of the Chapter in the fourth quarter of each year for the transaction of such business as may properly come before the meeting or any adjournment thereof. The annual meeting shall be held at such time and place as the Board of Directors may determine subject to the following: The meeting must be held in sufficient time for selection of a President-Elect who can attend the designated national meeting for President Elect training of CAI. Written notice of such meeting stating the date, time and place of such meeting shall be sent to each Member, at the last address shown on the Chapter's records, at least 15 days before the date of the meeting, or as provided by state law.

SECTION 2. SPECIAL MEETINGS.

Special meetings of the Members may be called only by the Board of Directors or otherwise in accordance with applicable law. A special meeting shall be held at such time and place as the Board of Directors may determine. Written notice of any special meeting stating the date, time, place and purpose of such meeting shall be sent to each Member, at the last address shown on the Chapter's records, at least 15 days before the date of the meeting, or as provided by state law.

CHAPTER BYLAWS

ARTICLE V: MEETING OF MEMBERS *CONTINUED*

SECTION 3. NOTICES.

Unless otherwise prohibited in these Bylaws or by state law, all notices and other communications required by these Bylaws or state law shall be in writing and shall be deemed to have been duly given if delivered by:

- A. Personal delivery to the addressee; or
- B. United States mail, first class, postage prepaid; or
- C. Any means permitted by law, including via electronic mail.

SECTION 4. QUORUM.

A quorum for any meeting of the Members shall be ten percent (10%) of the voting membership, either in person or by proxy. If a quorum is not reached at the initial meeting date, the meeting may be adjourned for lack of quorum to a new date not less than two (2) and not more than forty-five (45) days later. The quorum shall remain ten percent (10%) of the voting membership at the adjourned meeting and continue until reached. Notice need not be given of an adjourned meeting held pursuant to this provision. At any duly-called meeting of the Members at which a quorum is present, the act of a majority of the Members present in person or by proxy shall be the act of the Members on any matter, except where the act of a greater number of Members is required by law, the Articles of Incorporation or these Bylaws. If a quorum is not present at any duly-called meeting of the Members, a majority of the Members present may adjourn the meeting, without further notice, until a quorum is present.

SECTION 5. VOTING AND PROXIES.

Voting on all matters may be conducted by mail, electronic mail, or any other means of electronic or telephonic transmission; provided, that the Member shall state, or submit information from which it can be determined, that the method of voting chosen was authorized by the Member. A Member entitled to vote may authorize, in writing, another person to act for such Member by proxy. The writing may be executed by the Member or the Member's authorized officer, director, employee, or agent signing the writing, or causing the person's signature to be affixed to the writing, by any reasonable means, including a facsimile signature. No proxy shall be valid after 11 months, unless otherwise provided in the proxy.

SECTION 6. ELECTRONIC COMMUNICATIONS.

Whenever these Bylaws require that a document, record or instrument be "written" or "in writing," the requirement is deemed satisfied by an electronic record.

Whenever these Bylaws require a signature on a document, record or instrument, an electronic signature satisfies that requirement only if: (a) the electronic signature is easily recognizable as a secure electronic signature which is capable of verification, under the sole control of the signatory, and attached to the electronic document in such a way that the document cannot be modified without invalidating the signature; or (b) the Board of Directors reasonably believes that the signatory affixed the electronic signature with the intent to sign the electronic document, and that the electronic document has not been modified since the signature was affixed.

The Board of Directors may require reasonable verification of any electronic signature, document, record or instrument. Absent or pending verification, the Board may refuse to accept any electronic signature or electronic record that, in the Board's sole discretion, is not clearly authentic. Neither the Board of Directors nor the Chapter shall be liable to any Member for accepting or acting in reliance upon an electronic signature or electronic record that the Board reasonably believes to be authentic, or rejecting any such item which the Board reasonably believes not to be authentic. Any Member who negligently, recklessly or intentionally submits any falsified electronic record or unauthorized electronic signature shall fully indemnify the Chapter for actual damages, reasonable attorneys' fees actually incurred and expenses incurred as a result of such acts.

SECTION 7. ORDER AND CONDUCT OF BUSINESS.

The President shall establish the agenda for, and preside at, and the Secretary shall keep the minutes of, all membership meetings. The Board of Directors may establish rules of conduct and the order of business for all membership meetings. When not in conflict with these Bylaws, the Articles of Incorporation or meeting procedures adopted by the Board of Directors, Robert's Rules of Order (latest edition) shall govern all membership meetings. The Board may order the removal of anyone attending a membership meeting who, in the opinion of the Board, disrupts the conduct of the business at such a meeting. The use of Robert's Rules of Order may be partially or wholly suspended by majority vote of the Members. In the event of any dispute concerning the meaning of any meeting rules, including Robert's Rules, the decision of the President, who may consult with counsel, shall be final and binding.

ARTICLE VI: BOARD OF DIRECTORS

SECTION 1. POWERS OF THE BOARD OF DIRECTORS.

The Board of Directors shall have supervision, control, and direction of the affairs and property of the Chapter, shall determine the policies of the Chapter, shall actively pursue the purposes and objectives of the Chapter and CAI, shall ensure that the Chapter and its Bylaws comply with the policies and procedures of CAI, and shall have discretion in the use and disbursement of Chapter funds. The Board of Directors may adopt such rules, regulations and procedures for the conduct of its business, for the execution of its powers, for the implementation of these Bylaws and for the fulfillment of the purposes and objectives of the Chapter and CAI as it shall deem necessary or advisable.

CHAPTER BYLAWS

ARTICLE VI: BOARD OF DIRECTORS *CONTINUED*

SECTION 2. COMPOSITION AND TERM OF THE BOARD OF DIRECTORS.

- A. The Board of Directors shall be composed of the number of Directors as determined by the Members, but in no event shall be fewer than five (5) or more than eleven (11) Directors. Up to two people from any company or association may be allowed to serve, at the time of election, if it is deemed they work out of separate offices or in distinct differing regions.
- B. Composition: The Board of Directors must represent all membership classes as determined by the Board of Trustees as follows:

Eleven (11) Directors, which shall include:

- Two (2) Homeowner Leaders
- Two (2) Community Association Managers
- Two (2) Business Partners
- Five (5) At-Large Members

The composition of At-Large seats on the Board of Directors shall not provide any one membership class with more than fifty percent (50%) of the seats on the Board of Directors.

In the event that a Director's class of membership changes during their term of service, they shall complete the remainder of the current election year, so long as the makeup of the Board is not compromised, in which case their slot will be automatically forfeited. Any subsequent Board service must be in a position designated for their then class of membership.

SECTION 3. TERM OF THE BOARD OF DIRECTORS.

Each Director shall serve for a term of three (3) years or until their successor has been appointed. Board of Directors terms shall be staggered so that the terms of not more than four (4) of the Directors expire each year. A Member may serve on the Board of Directors for a total of six (6) years. After a Member has served for six (6) years, they may not serve again for three years. At that time, they begin the process of accumulating their six (6) years again.

An individual who has served more than one-half of a full term shall be deemed to have served a full term. In the event an individual serves less than a full year on the Board, it shall be considered one full year of service.

SECTION 4. NOMINATION AND ELECTION OF DIRECTORS.

- A. Qualifications for Nominees. The Nominating Committee shall determine whether interested candidates meet certain objective qualifications. If all the qualifications are met, then the Nominating Committee shall endorse and recommend that the candidate be included on the ballot for election.

The following are the objective qualifications required for candidates to be endorsed by the Nominating Committee (such qualifications may be from time to time modified, augmented or revised in writing and published to the members by the sole discretion of the Board of Directors):

1. Chapter member in good standing
 2. CAI membership in the Greater Inland Empire Chapter for a minimum of two consecutive years at the time of nomination
 3. Service on at least one committee within the last year of nomination
 4. Has demonstrated proven leadership skills and abilities outside of and within the Chapter.
- B. The Nominating Committee shall solicit candidates for open Director positions by communicating with the membership no later than 75 days prior to the Director Election Date and in such manner and with such frequency as the Nominating Committee deems appropriate and in accordance with these Bylaws and such rules and procedures as may be established by the Board of Directors.
- C. Not less than forty-five (45) days before the date set for the annual meeting, the Nominating Committee shall present to the entire Board of Directors for approval the recommended slate of nominees for the Board of Directors to be voted on at said annual meeting.
- D. The Executive Director shall prepare a ballot of qualified candidates, which shall be distributed to eligible voting members at least 30 days before the Director Election Date. The election may take place via paper ballot, internet election or in any manner allowed by state law. Persons receiving the highest number of votes shall be elected; in the event of a tie, the chapter board will vote to break the tie.

All election results are subject to the composition requirements above.

CHAPTER BYLAWS

ARTICLE VI: BOARD OF DIRECTORS *CONTINUED*

SECTION 5. MEETINGS.

The Board of Directors shall hold a minimum of one (1) meeting quarterly at such time and place as the Board of Directors may determine. In addition, special meetings of the Board of Directors may be called by the President or upon the written request of one-third (1/3) of the Directors or upon the written request of the Executive Director, at such time and place as the President, or President-Elect, as the case may be, may designate. Any or all Directors may participate in duly called meetings of the Board of Directors by means of conference telephone or by any means of communication by which all persons participating in the meeting are able to hear one another, and such participation shall constitute presence in person at a meeting. Notice of meetings of the Board of Directors may be given orally or in writing and shall be given to each member of the Board of Directors at least 72 hours before the time appointed for the meeting, except in an emergency, when notice should be given at least twenty-four (24) hours, where practicable, before the time appointed for the meeting. Such notice may be waived in accordance with applicable law. All Board meetings held in person shall be open to all Chapter members, but members other than Directors may not participate in any discussion or deliberation unless expressly authorized by the Board of Directors. The Board of Directors may meet and in executive session to discuss and vote upon personnel matters, litigation in which CAI is or may become involved, contract negotiations, matters that, in the exercise of the Board's reasonable discretion, require personal privacy, or other matters that require confidentiality. The nature of any and all business considered in executive session shall be announced in open session.

SECTION 6. WAIVER OF NOTICE.

Whenever notice is required to be given to any Director under these Bylaws, a written waiver thereof, signed by the Director or Directors entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice. Presence without objection also waives notice.

SECTION 7. ACTION BY WRITTEN CONSENT IN LIEU OF A MEETING.

Any action required or permitted to be taken at a meeting of the Board of Directors or of any committee thereof may be taken without a meeting if a written consent setting forth the action so taken shall be signed by all members of the Board of Directors or of such committee, as the case may be, and such written consent shall have the same force and effect as a vote at a meeting of the Board of Directors or at a meeting of such committee, as the case may be. All such action shall be reported at the next duly noticed meeting of the Board of Directors and such written consent or consents shall be filed with the minutes and proceedings of the Board.

SECTION 8. QUORUM; ACTS OF THE BOARD.

One third or more of the Directors shall constitute a quorum for the transaction of business at any duly called meeting of the Board of Directors. At any duly called meeting of the Board of Directors at which a quorum is present, the act of a majority of the Directors present and voting shall be the act of the Board of Directors on any matter, except with respect to public policy issues or where the act of a greater number of Directors is required by law, the Articles of Incorporation or these Bylaws. If a quorum is not present at any duly called meeting of the Board of Directors, a majority of the Directors present may adjourn the meeting, without further notice, until a quorum is present.

SECTION 9. VOTES ON MATTERS RELATED TO PUBLIC POLICY.

All matters involving a public policy position of the Chapter must be adopted by a two-thirds (2/3) vote of those Directors present and voting at a duly called meeting of the Board of Directors, a quorum being present, and must not be inconsistent with the policies, goals and objectives of CAI.

SECTION 10. RESIGNATION OR REMOVAL.

In addition to the Director qualifications prescribed by law, by CAI, or these Bylaws, each Director must meet the following qualifications throughout their term:

- A. The Director must not miss more than two (2) consecutive Board meetings
- B. The Director must not miss more than thirty percent (30%) of all Board meetings in any particular calendar year.
- C. The Director must attend fifty percent (50%) of all Chapter events and programs.
- D. The Director must pay within forty-five (45) days any outstanding receivables due the Chapter, after receiving a request to do so, in writing, from the Chapter

Any Director may resign by presenting a written resignation to the President or Secretary, and such resignation shall take effect at the time specified therein or, if no time is specified, at the time of acceptance thereof by the President. Any Director unable to attend a duly called meeting of the Board of Directors shall advise the President as to the reason for the absence. If a Director has two consecutive absences from duly called meetings of the Board of Directors without the Board excusing such absences, such Director shall be deemed to have resigned as a Director. However, the Board of Directors, in its discretion, may waive this provision. A Director may be removed from office, with or without cause, by a two-thirds (2/3) vote of the Board; provided, however, that such Director shall be afforded an opportunity to be heard, either orally or in writing, prior to any such action.

SECTION 11. VACANCIES.

Any vacancy occurring on the Board of Directors may be filled by the affirmative vote of a majority of the then members of the Board of Directors, including if the remaining Directors constitute fewer members than required to achieve a quorum. Any Director appointed to fill a vacancy shall serve the remainder of the unexpired term of their predecessor in office.

SECTION 12. REIMBURSEMENT OF EXPENSES.

No Director shall be compensated for serving as a Director. However, the Board of Directors may reimburse any Director for reasonable out-of-pocket expenses incurred as budgeted and authorized by the Board of Directors.

CHAPTER BYLAWS

ARTICLE VI: BOARD OF DIRECTORS *CONTINUED*

SECTION 13. SPECIFIC POWERS OF THE BOARD

Without prejudice to the general powers set forth in Article VI, Section 1 of these Bylaws, but subject to the same limitations, the Directors, in accordance with the Bylaws of CAI and this Chapter, shall have the power and duty to:

- A. Purchase a Directors' and Officers' Liability insurance policy with minimum policy limits of two million dollars (\$2,000,000.00). Said policy shall include coverage for past directors and past and present committee members, to the extent such coverage is available at a reasonable cost to the Chapter.
- B. Purchase a Workers Compensation policy.
- C. Purchase Fidelity/Crime/Employee Dishonesty coverage at a minimum of what was in the total of all CAI-GRIE Chapter bank accounts as of January 31 of that year plus 20% of that total.
- D. Purchase General Liability coverage with a minimum of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate.
- E. Purchase Property insurance covering all CAI-GRIE Chapter office property with Replacement Cost valuation.
- F. Purchase an Inland Marine policy covering all CAI-GRIE-owned property that leaves the office on CAI-GRIE Chapter business.
- G. Purchase Employer's Practices Liability Insurance (EPLI) with respect to any Chapter employees.

ARTICLE VII: OFFICERS

SECTION 1. OFFICERS.

The elected officers of the Chapter shall be a President, a President-Elect, a Treasurer and a Secretary. The Board of Directors may appoint such other officers as the Board may deem necessary or advisable. Options may include a Vice President and Immediate Past President.

SECTION 2. QUALIFICATIONS, ELECTION AND TERM OF OFFICE.

The officers of the Chapter, with the exception of the President, shall be elected from among the Directors each year by the Board of Directors by a majority vote of the Board. Each officer shall serve for a term of one year or until a successor has taken office. The President-Elect shall serve for one (1) year and directly following the conclusion of that year of service shall serve as President for one (1) year.

In the event a member of the Board is elected to serve as President-Elect during the last year of their term on the Board, that individual will automatically be granted one (1) additional year to serve as President, and the number of directors elected by the members in that annual election shall be reduced accordingly. In the case of a person who serves as President-Elect in their sixth year on the Board, they will be permitted to serve seven (7) years to complete their term as President. The granting of an additional year to the incoming president will create a partial term in the subsequent election. That partial term shall be filled in the subsequent election by the successful candidate receiving the least number of votes.

SECTION 3. REMOVAL.

Any officer may be removed by a majority affirmative vote, or as allowed by state law, of the entire Board of Directors if, in the judgment of the Board, the best interests of the Chapter would be served by such removal; provided, however, that such officer shall be afforded an opportunity to be heard, either in person or in writing, prior to such action.

SECTION 4. VACANCIES.

Vacancies in any office, with the exception of President, may be filled for the balance of the unexpired term by the Board of Directors at any meeting of the Board in accordance with such rules and procedures as may be established by the Board. In the event of a vacancy in the office of President, the President-Elect shall act as President for the remainder of the unexpired term of office of their predecessor in such office and shall succeed to such office upon the expiration of such term. In the event the President-Elect cannot or will not agree to serve the unexpired term of their predecessor in office, the Board of Directors shall elect from its members a person to serve as President for the unexpired term.

SECTION 5. PRESIDENT.

The President shall be the chief elected officer of the Chapter, shall be a Member of the Executive Committee and shall preside at all meetings of the Members, the Board of Directors and the Executive Committee. Unless otherwise provided in these Bylaws or directed by the Board of Directors, the President, subject to the approval of the Board, shall appoint all committees. The President shall have the authority to represent the Chapter and act in its name in accordance with declared policies of the Chapter and CAI. The President shall communicate to the Members of the Chapter and to the Board of Directors such matters and make suggestions as may tend to promote and further the purposes and objectives of the Chapter and CAI, and the President shall perform such other duties as are necessary or incident to the office of President or as may be assigned by the Board of Directors or required by law. The President shall be responsible for satisfying the directives of the Board of Directors.

SECTION 6. PRESIDENT-ELECT.

The President-Elect shall perform the duties of the President in their absence or in the event of resignation, removal or inability or refusal to act. The President-Elect, when so acting, shall have all the powers and responsibilities of the position of President. The President-Elect shall also perform such other duties as may be assigned by the President or the Board of Directors, or required by law.

CHAPTER BYLAWS

ARTICLE VII: OFFICERS *CONTINUED*

SECTION 7. VICE PRESIDENT.

The Vice President shall perform the duties of the President-Elect in the President-Elect's absence or in the event of resignation, removal or inability or refusal to act of the President-Elect. The Vice President, when so acting, shall have all the power and responsibility of the President-Elect. The Vice President shall also perform such other duties as may be assigned by the President or the Board of Directors. The Vice President shall not succeed to the presidency unless so determined by a majority vote of the Board.

SECTION 8. TREASURER.

The Treasurer shall be the custodian of Chapter funds and securities, shall oversee the establishment of proper accounting procedures for the handling of the Chapter's funds, shall be the disbursing officer for the Chapter and shall report on the financial condition of the Chapter at all meetings of the Board of Directors and at other times as called upon by the President of the Chapter. The Treasurer shall perform all other duties incident to the office of Treasurer.

SECTION 9. SECRETARY.

The duties and authority of the Secretary shall include, but not be limited to, accountability for the accuracy of Board documents such as minutes of all meetings and all notices given in accordance with these Bylaws.

SECTION 10. IMMEDIATE PAST PRESIDENT.

The Immediate Past President supports and advises the President, President-Elect and Board of Directors and shall perform such other duties as may be assigned to him by the President or the Board of Directors, the Bylaws or as required by law. The Immediate Past President shall be a non-voting member of the Executive Committee. This officer position need not be held by a seated Director. In the event a Director's term (or extended term) expires during his or her service as President, said individual may continue to serve as Immediate Past President as a non-voting member of the Board.

SECTION 11. CHAPTER STAFF.

The Board of Directors may appoint or employ an Executive Director to manage the operations of the Chapter within the authority delegated by the Board of Directors.

SECTION 12. SALARIES; REIMBURSEMENT OF EXPENSES.

No elected Officer of the Chapter shall be compensated for serving as an Officer. Officers may be reimbursed for reasonable out-of-pocket expenses incurred by them in performing their duties as Officers, as budgeted and authorized by the Board of Directors.

ARTICLE VIII: COMMITTEES

SECTION 1. EXECUTIVE COMMITTEE.

- A. Unless otherwise directed by the Board of Directors, the Executive Committee of the Board of Directors shall be composed of the President, the President-Elect, the Vice President, the Treasurer and the Secretary. The Executive Committee shall have and exercise all of the authority of the Board of Directors, including all actions specified in these Bylaws as actions to be taken by the Board of Directors where it is necessary or desirable to do so between meetings of the Board of Directors, except that the Executive Committee shall not have the authority to: (1) amend, alter or repeal these Bylaws, (2) elect, appoint or remove any Director or Officer of the Chapter, (3) adopt a resolution proposing an amendment to the Articles of Incorporation, (4) adopt a plan of merger or consolidation with another corporation, (5) acquire or authorize the sale, lease, exchange or mortgage of any real property of the Chapter, (6) authorize the sale, lease, exchange or mortgage of all or substantially all of the personal property and assets of the Chapter, (7) authorize or institute proceedings for the voluntary dissolution of the Chapter, (8) adopt a plan for the distribution of the assets of the Chapter or (9) amend, alter or repeal any resolution of the Board of Directors. The Executive Committee shall act by vote of a simple majority of the Executive Committee on any matter. The Executive Committee shall provide a report of its actions to the Board of Directors whenever so required. The President shall serve as the chairperson of the Executive Committee.
- B. The Executive Committee is authorized to receive, hold, invest, manage, allocate and apply on behalf of the Chapter and in the furtherance of its purposes and objectives, all income received by the Chapter and all real and personal property received or owned by the Chapter. The Executive Committee shall, in accordance with such procedures as may be established by the Board of Directors, recommend a budget to the Board of Directors for each fiscal year.

SECTION 2. NOMINATING COMMITTEE.

Each year the Executive Committee shall designate a Nominating Committee that shall consist of the Immediate Past President of the Chapter, the President-Elect and at least three other Members of the Chapter who are not elected officers of the Chapter and who are not running for election. In the event the Immediate Past President is running for re-election, he shall not serve on the Nominating Committee, and the Executive Committee shall appoint a Member of the Chapter to serve in their place. At least one member of the Nominating Committee shall be a Community Association Volunteer and no more than two (2) members of the Nominating Committee may be from the same membership class. Unless otherwise directed by the Executive Committee, the Immediate Past President of the Chapter shall serve as chairman of the Nominating Committee.

SECTION 3. LEGISLATIVE ACTION COMMITTEES.

The Board of Directors shall appoint delegates to the California Legislative Action Committee in accordance with the Legislative Action Committee Operational Guidelines approved by the CAI Board of Trustees. The appointed delegates shall provide a report to the Chapter Board of Directors regularly.

CHAPTER BYLAWS

ARTICLE VIII: COMMITTEES *CONTINUED*

SECTION 4. OTHER COMMITTEES.

Unless otherwise provided in these Bylaws or directed by the Board of Directors, the President shall appoint Members to serve on such other standing or special committees, subcommittees, task forces or boards as may be required by these Bylaws or as may be deemed necessary or appropriate by the President.

SECTION 5. REIMBURSEMENT OF EXPENSES.

Members of the Executive Committee may be reimbursed for reasonable out-of-pocket expenses incurred by them in performing their duties as members of the Executive Committee, as budgeted and authorized by the Board of Directors.

ARTICLE IX: LIMITATIONS OF LIABILITY; INDEMNIFICATION

SECTION 1. LIMITATIONS OF LIABILITY.

Any person who serves as an officer, director, trustee, or other person who performs services for the corporation and who does not receive compensation, other than reimbursement of expenses, for those services shall be immune from civil liability except where the injury or damage was a result of:

- A. Gross negligence or willful misconduct;
- B. A crime, unless the person had reasonable cause to believe that the act was lawful;
- C. A transaction that resulted in an improper personal benefit of money, property, or service to the person; or
- D. An act or omission that is not in good faith and is beyond the scope of authority of the corporation pursuant to law or the corporate charter.

SECTION 2. INDEMNIFICATION.

The directors, officers, committee members, employees, and other volunteers of the Chapter shall be indemnified and held harmless by the Chapter from and against any and all expenses (including attorneys' fees and disbursements) and claims for liability arising in connection with their positions or activities on behalf of the Chapter to the full extent permitted by law.

ARTICLE X: MISCELLANEOUS

SECTION 1. FISCAL YEAR.

The fiscal year of the Chapter shall be determined by the Board of Directors.

SECTION 2. CONTRACTS, CHECKS, DRAFTS, ETC.

Except as otherwise provided in these Bylaws, all contracts and all checks, drafts, notes, acceptances, endorsements and other evidences of indebtedness may be executed on behalf of the Chapter only by the President, the Executive Director or such other officers and agents of the Chapter as the Board of Directors or the Executive Committee may authorize.

SECTION 3. LOANS.

No loans shall be made or obtained on behalf of the Chapter, and no negotiable instruments other than checks shall be issued in its name, unless and except as authorized by the Board of Directors.

SECTION 4. DEPOSITS.

Unless otherwise directed by the Board of Directors, all funds of the Chapter shall be deposited in such depositories as the Executive Committee may select.

SECTION 5. PROCEDURES.

All meetings of the Members, the Board of Directors and the Executive Committee shall be governed by the rules set forth in the latest edition of Robert's Rules of Order, Newly Revised, as long as such rules are not in conflict with these Bylaws or with rules and procedures established by the Board or the Executive Committee. By majority vote, the Board of Directors may vote to suspend Robert's Rules of Order.

SECTION 6. USE OF FUNDS AND DISSOLUTION.

The Chapter shall use its funds only to accomplish its stated purpose and objectives. Upon dissolution of the Chapter, all of its assets shall be distributed to CAI, or its successor.

SECTION 7. LOSS OF CHARTER.

This chapter may be decertified by a vote of the Board of Trustees, as provided in the policies and procedures of CAI. In such event, the Chapter agrees to be bound by the CAI policies.

SECTION 8. WAIVER OF NOTICE.

Whenever any notice is required to be given under applicable law, the Articles of Incorporation or these Bylaws, a waiver of such notice in writing signed by the person entitled to such notice, whether such waiver is signed before or after the time for notice has expired, shall be deemed the equivalent of the giving of such notice.

CHAPTER BYLAWS

ARTICLE X: MISCELLANEOUS *CONTINUED*

SECTION 9. TRANSITIONAL PROCEDURES. Any and all actions taken pursuant to the Bylaws of the Chapter in effect prior to the date of adoption hereof shall remain in full force and effect unless and until expressly changed or revoked pursuant hereto.

SECTION 10. RULES OF CONSTRUCTION. The following rules of construction shall apply to the interpretation of these Bylaws:

- A. The captions and headings contained in these Bylaws are for convenience of reference only and shall not be construed as a limitation on the scope of any particular article, section or subsection of these Bylaws. The captions may not be used in interpreting the meaning of any article, section or subsection of these Bylaws.
- B. Wherever these Bylaws grant the authority to act or exercise any right or privilege by the Board of Directors, its officers, the Chapter Executive Director or any person referred to in these Bylaws (the "Authorized Party"), there shall be no limitation on the number of times the Authorized Party may exercise the authority, right or privilege granted, unless these Bylaws expressly provide otherwise.
- C. Wherever these Bylaws use the word "including," it shall be deemed to be followed by the words "without limitation," unless expressly stated to the contrary.
- D. If any time period or deadline stated in these Bylaws falls on a Saturday, Sunday or legal holiday, the time period or deadline shall be extended until the next business day.

ARTICLE XI: AMENDMENTS

Subject to the restrictions set forth in California Corporations Code Section 7150(a), these Bylaws may be amended, repealed or altered, in whole or in part, by two-thirds (b) affirmative vote of the Board of Directors at a duly-noticed meeting of the Board. Notwithstanding anything to the contrary herein contained, an amendment of the Bylaws changing the number of Directors must be adopted by the membership as specified in California Corporations Code Section 7151(b). Alternatively, and these Bylaws may be amended, repealed or altered, in whole or in part, by two-thirds (b) affirmative vote of those members present, in person or by proxy, at any duly-noticed meeting of the Chapter at which a quorum is present, provided that a copy of any proposed change shall have been provided to each Chapter Member at least fifteen (15) days prior to such meeting.

Adopted unanimously by the Board of Directors at its October 2024 meeting.

HAVE YOU SEEN IT?



In a time when things change rapidly, we know it can be tough to know what's going on in your CAI Chapter. Luckily, you have a place to get the most up-to date information about CAI-GRIE social events, education expos and online education opportunities.

Register your email at CAI-GRIE.org



CAI DELIVERS HIGH-QUALITY CONTINUING EDUCATION FOR ANY STAGE IN YOUR CAREER.



WE'RE DELIVERING FLEXIBLE EDUCATION TO MEET THE NEEDS OF TODAY'S COMMUNITY ASSOCIATION PROFESSIONALS.

WE UNDERSTAND YOUR WORK AND CHALLENGES.

As an international education provider, our courses, programs, and credentials provide homeowner leaders, community managers, and business partners the latest training to make an immediate impact in your association, your career, and your business. Our programs allow you to earn credentials on your schedule.

E-LEARNING: Study at your own pace. Learn what you want and when by choosing one of our on-demand classes.

LIVE VIRTUAL COURSES: Learn from your office or home with courses offered each month.

LIVE CLASSROOM COURSES: Learn through a blend of live instruction and opportunities to collaborate with community association leaders.

For a complete CAI National Education Catalog, Visit:
CAIonline.org/LearningCenter/Education-for-Managers





The Benefits of Membership

As a CAI member, you'll unlock access to exclusive benefits—resources and services designed to help you and your communities thrive. You'll also be able to enroll in career-enhancing CAI education and connect with nearby CAI members through your local chapter, where you can network and learn with peers and meet potential new clients.

YOUR MEMBERSHIP BENEFITS INCLUDE:

- Automatic membership in your local CAI chapter
- Members-only, how-to resources at www.caionline.org
- Exchange, CAI's online members-only forum to ask questions, get answers, and share your expertise
- Legislative, regulatory, and media advocacy at national and local levels
- Free subscription to *Common Ground*,™ CAI's bimonthly, award-winning magazine
- E-newsletters, including the personalized CAI@Home with content tailored to your preferences
- Member rates for CAI education courses and certification opportunities
- 40% off for members on all books and merchandise from CAI Press
- Member discount programs on D&O insurance and energy solutions
- Member registration rates for national and chapter events
- CAI Job Market, the industry's leading online recruitment service
- Listing on CAI's online Professional Services Directory
- The Directory of Credentialed Professionals, CAI's online database of trusted companies and individuals who have earned industry designations and certifications

MEMBER DESIGNATIONS

Congratulations FOR OBTAINING DESIGNATIONS IN 2024

AMS

Jenna Ellen Dever, CMCA, AMS
Matthew Parrish, Sr., CMCA, AMS
Sara Ryan, CMCA, AMS
Jessica Rae Quintero-Clifford, CMCA, AMS
Madison Ellen Wearp, CMCA, AMS
Monica Munoz, CMCA, AMS
Jennifer Ann Sanders, CMCA, AMS

CMCA

Yueqiu Bai, CMCA, AMS
Mckenna Burdette, CMCA
Nicole Martinez, CMCA
Alyssa Marie Kraus, CMCA, AMS
Audrey Teagan Tucker, CMCA
Debra A. Vis, CMCA

AAMC

Associa-PCM, AAMC
Avalon Management Group, Inc., AAMC
Cardinal Property Management, AAMC
Elite Community Management, AAMC
Equity Management & Realty Services, AAMC
FirstService Residential, AAMC
Keystone Pacific Property Management, LLC, AAMC
Walters Management Company, AAMC

AMS

Ramona Acosta, CMCA, AMS, PCAM
Kelly Adair, CMCA, AMS
Khatidja-Rosy Amlani, AMS, PCAM
Yueqiu Bai, CMCA, AMS
Jeffrey Baker, AMS
Susan Bellani, CMCA, AMS
Michael Bennett, CMCA, AMS, PCAM
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Deirdre Bitting, CMCA, AMS
Leann Bobbitt, CMCA, AMS
Suzanne Bolton, CMCA, AMS
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Weldon L. Brown, II, CMCA, AMS
Kathy Lynn Cabrera, CMCA, AMS
Deanna M Casillas, CMCA, AMS
Lynne M Cesario, CMCA, AMS
Elizabeth Charlot, AMS, PCAM
Thomas Clyne, CMCA, AMS
Robert Coleman, CMCA, AMS
Donna DePledge, CMCA, AMS
Jenna Ellen Dever, CMCA, AMS
Frances Diggs, CMCA, AMS
Holly Dillenbeck, CMCA, AMS

AMS

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Bridget Irene Dolan, CMCA, AMS
Benna Duenas, CMCA, AMS
Lyndsey Dyer, CMCA, AMS
Susan Elmorabit, AMS, PCAM
Farrah Esquer, CMCA, AMS, PCAM
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Kathryn Hunter, CMCA, AMS
Kelly Hurtado, CMCA, AMS
Paul Johnson, CMCA, AMS
Vickie Johnson, CMCA, AMS
Mark Jones, AMS, PCAM
Tiffany Renee Kaldenbach, CMCA, AMS, PCAM
Tiffany Kalishevich, CMCA, AMS
Terry Kammes, CMCA, AMS
Leticia Kendrick, CMCA, AMS
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Heather Killian, CMCA, AMS
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Lisa Locke, CMCA, AMS, PCAM

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Jennifer Jeanne Villarreal, CMCA, AMS

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Kimberly Lilley, CMCA, CIRMS

CondoLogic

Jennifer Tirado, CIRMS

CIRMS

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Ian H. Graham Insurance

Jacqueline Campbell, CIRMS

LaBarre/Oksnee Insurance Agency, Inc.

Carol Fulton, CIRMS
Becky Hayes, CIRMS
Curt LaBarre, CIRMS

Prendiville Insurance Agency

Patrick Prendiville, CIRMS

Roy Palacios Insurance Agency, Inc.

Tina Neubauer, CMCA, CIRMS

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Kelsey Ray, CMCA
Rosaura "Rose" Reyes, CMCA
Robert Riddick, CMCA
Nicole Roach, CMCA, AMS
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Betty Roth, CMCA, AMS, LSM, PCAM
Traci Russell, CMCA, AMS
Ricky Ruth, CMCA
Sara Ryan, CMCA, AMS

CMCA

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Nicole Spiegelhalter, CMCA, AMS
Michael Spielmann, CMCA
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Roseanne Zemming, CMCA
Ken Zimmerman, CMCA, AMS

LSM DESIGNEES

Betty Roth, CMCA, AMS, LSM, PCAM
Clint J. Warrell, CMCA, AMS, LSM, PCAM

PCAM

Ramona Acosta, CMCA, AMS, PCAM
Khatidja-Rosy Amlani, AMS, PCAM
Michael Bennett, CMCA, AMS, PCAM
Denise Bergstrom, PCAM
Elizabeth Charlot, AMS, PCAM
Nancy Davis, PCAM

PCAM

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Farrah Esquer, CMCA, AMS, PCAM
Any Ferrell, CMCA, AMS, PCAM
Jeanean Gillespie, CMCA, AMS, PCAM
Glennon Gray, PCAM
Co-Lee Grev, AMS, PCAM, RS
Lana Hamadej, PCAM
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Michelle Howard, CMCA, AMS, PCAM
Lydia Huh, CMCA, AMS, PCAM
Mark Jones, AMS, PCAM
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FACTS & FIGURES



Approximately 13,723,000 Californians live in 3,727,000 homes in more than 48,000 community associations.

| 87% | say their association's rules protect and enhance property values (70%) or have a neutral effect (17%).

| 66% | of residents oppose additional regulation of community associations.

| 89% | of residents rate their community association experience as positive (66%) or neutral (23%).

By 2040 the community association housing model is expected to become the most common form of housing.

SOURCES: Community Associations Fact Book 2021, POWERED BY THE FOUNDATION FOR COMMUNITY ASSOCIATION RESEARCH, foundation.caionline.org. Note: Statistics published are estimates generated from seven public/private data sources, including the American Communities Survey

| 60% say they always vote in state and local elections.
66% vote in national elections.

| These residents pay \$22 billion a year to maintain their communities. These costs would otherwise fall to the local government.

| 490,000 Californians serve as volunteer leaders in their community associations each year, providing \$448.7 million in service.

| The median home value in California is \$475,900. Homes in community associations are generally valued at least 4% more than other homes.

Community associations are private entities, not governments. Residents vote for fellow homeowners to provide leadership—making decisions about operation, administration and governance of the community.

Assessments paid by association members cover the costs of conducting association business—such as common area maintenance, repair and replacement, essential services, routine operations, insurance, landscaping, facilities maintenance as well as savings for future needs.

CAI supports public policy that recognizes the rights of homeowners and promotes the self-governance of community associations—affording associations the ability to operate efficiently and protect the investment owners make in their homes and communities.



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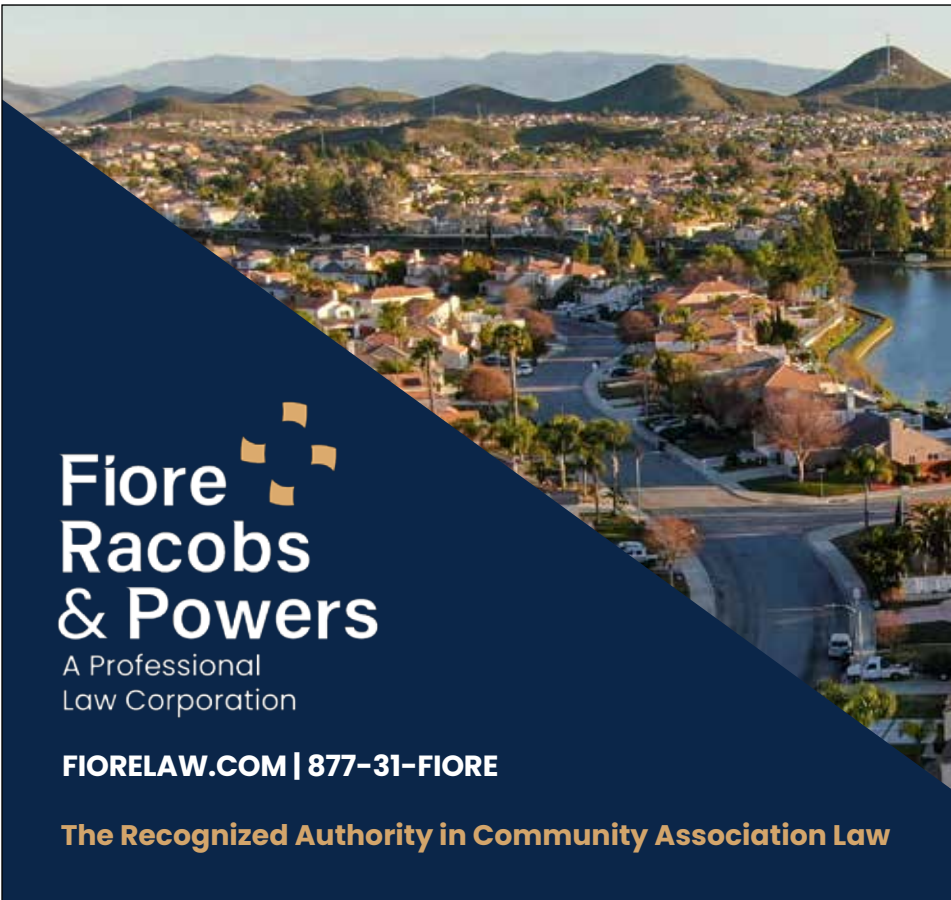
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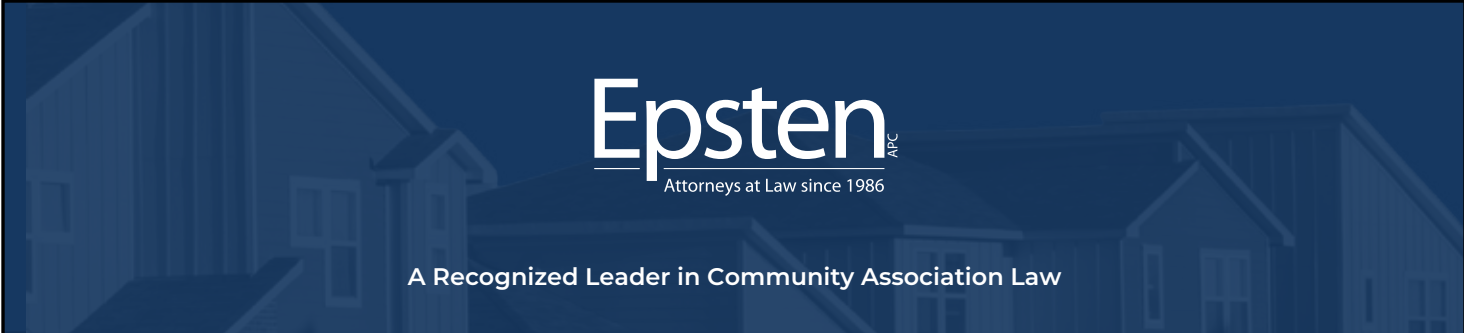
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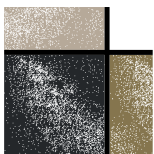


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kellypool1@hotmail.com

Pool Services

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Pacific Commercial Pool Services

William Collazo
PO Box 865
Mentone, CA 92359-0865
(909) 806-0428
pacificcommercialpools@gmail.com

Promotional Products

Poppin Promotional Products

DJ Conlon
40043 Corte Los Orlanos
Indio, CA 92203
(951) 536-8956
dj@poppinpromos.com

Reserve Studies

A7 Group, Inc.

Adam Rohrbaugh
PO Box 235555
Encinitas, CA 92023-5555
(866) 210-2080
info@a7arch.com

Advanced Reserve Solutions, Inc.

Albert J. Portune, RS
3890 11th St 100
Riverside, CA 92501-3571
(951) 684-0157
aportune@arsinc.com

Association Reserves

Kevin Michael Leonard, RS
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Hughes Reserves & Asset Management

Norfleet Hughes, Jr., RS
25120 Las Palmeras
Temecula, CA 92590-3902
(480) 431-3113
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McCaffery Reserve Consulting

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Reserve Advisors, LLC

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Round Rock, TX 78664-6040
(800) 221-9882
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Reserve Studies

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Restoration Services

24HRC

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BELFOR Property Restoration

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BluSky Restoration Contractors, LLC

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Celco Construction Services, Inc.

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ePIPE Pipe Restoration

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Restoration Services

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JCS Restoration

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JGB Restoration

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JJ&S Environmental Services

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San Diego, CA 92109-2145
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Livewell Restoration, LLC.

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Corona, CA 92878-9201
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Najera Environmental Inc.

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Reconstruction Experts, Inc.

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Servicefirst Restoration, Inc.

Garrett Hatfield
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Laguna Hills, CA 92653-1377
(949) 339-0769
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Servpro

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(951) 351-8033
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Servpro

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jmccann@servprogsd.com

Restoration Services

CONTINUED

Servpro of Woodcrest

Nichole Mowrey
12120 Madera Way
Riverside, CA 92503
(951) 476-5419
Nichole@servpro10100.com

Whitestone Industries

Carlos Corado
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Bakersfield, CA 93309-7698
(888) 567-2234
ccorado@wsindustries.com

Roofing

Adco South Roofing & Waterproofing

Kyle Harvey
1896 N Main St
Orange, CA 92865-4117
(714) 543-7663
kyle@adcosouth.com

Antis Roofing & Waterproofing

Aaron Antis
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Irvine, CA 92612-1601
(949) 461-9222
aaron@antisroofing.com

BRS Roofing, Inc.

Tony Brasil
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San Bernardino, CA 92408-2235
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tony@brsroofing.com

Costa Roofing

Mark Philpott
16206 Hawthorne Blvd
Lawndale, CA 90260-2933
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mark@costarroof.com

CRT Roofing Co.

Jorge Solano
18551 Orange St
Bloomington, CA 92316-2314
(909) 782-0352
jorgejr@crtroofing.com

Eagle Roofing Products

Annette Sindar
3546 N Riverside Ave
Rialto, CA 92377-3802
(800) 400-3245
annettes@eagleroofing.com

GAF Roofing Material Manufacturer

Nick Crisp
12506 Misty Lake Ct
Midlothian, VA 23114-3198
(804) 248-9923
nick.crisp@gaf.com

Restoration Services

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Highland Commercial Roofing

Scott Nakayama
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Baldwin Park, CA 91706-1820
(866) 880-5252
scotney@highlandroof.com

Roof Pro Inc.

Carlos Farfan
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La Habra, CA 90631
(714) 852-7597
carlosfarfan@roofprooc.com

SB 326 Inspections



EmpireWorks Reconstruction

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Irvine, CA 92614-5620
(888) 278-8200
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Security Products and Services

Allied Universal

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1700 Iowa Ave, Ste 100
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(714) 453-7450

Allied Universal Security Services

Tim Albert
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Bronze Shield Protection

Julio Cordova
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Walnut, CA 91789-2727
(909) 655-1710
info@bspteam.com

California Coastal Patrol

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California Safety Agency

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pedro@empiretechs.com

Hook Private Security Service

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Orange, CA 92865-4314
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tony@hillcrestconstruction.com

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Murrieta, CA 92562-5797
(951) 304-1478
cindy@espinozascleansweep.com

Quality Street Service

Scott Hugie
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Upland, CA 91786-4238
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shugie@qualitystreetservice.com

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Spectrum Community Solutions

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Tree Care Services

A Plus Tree, LLC

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6412 S 900 E, Ste 201
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California Arbor Care

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Tree Care Services

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California Tree Service

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1011 E Mission Rd, Ste A
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Four Seasons Tree Care, Inc.

Kara Moorman
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The Arbor Group

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Mission Landscape Companies

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Tree Pros, Inc.

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CAI FOR YOU

CAI is the foremost authority in community association management, governance, education, and advocacy for the 380,000 homeowners associations, condominiums, and co-ops in the United States and millions of communities worldwide.

As a member of CAI, you are part of a global network of over 45,000 community managers, management company executives, homeowner leaders, and business partners.

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Log in to the CAI website and your profile to ensure all contact information is current so you don't miss out on CAI news, emails, and other important updates.

Get involved with your local chapter—attend an education or networking event and maybe even join a committee, where you can network, learn with peers, or meet potential new clients.

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Email the Customer Service Center at Visit cai-info@caionline.org or call toll free at (888) 224-4321 (M-F, 9 a.m.–6 p.m. ET).



COMMUNITY ASSOCIATION LAWYER & COMMUNITY MANAGER PERSPECTIVE ON CURRENT ISSUES IMPACTING COMMUNITY ASSOCIATIONS

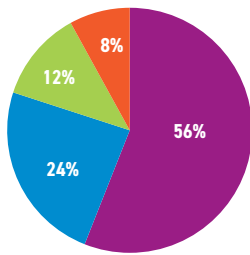
Snap Survey

FEBRUARY 2025

401 Respondents

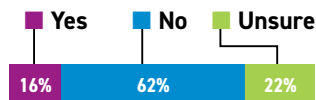
Respondents are from 36 States and District of Columbia
AZ, CA, CO, CT, DE, FL, GA, HI, IL, IN, IA, KY, MD, MA, MI, MN, MO, NV, NH, NJ, NM, NY, NC, OH, OK, OR, PA, SC, TN, TX, UT, VT, VA, WA, DC, WI

What is your role in the community association industry?



- Community manager
- Management company executive
- Attorney
- Other

Are you in favor of paid board member positions in community associations?



On a scale of 1 to 5 with 1 being minimal and 5 being significant, how much have the following issues negatively impacted your community association clients?

	1	2	3	4	5
Lack of sufficient reserve funds	21%	10%	22%	25%	21%
Increased requirements for building, balcony, and/or parking garage inspections and/or reporting	40%	17%	17%	16%	11%
Increase requirements for collection of unpaid assessments	34%	21%	21%	14%	10%
Increased number of accessory dwelling units (ADUs) in the community	70%	15%	11%	3%	1%
Limitations on board member authority to make decisions	45%	21%	18%	11%	5%
Increased need for owner approval of certain actions	38%	20%	22%	12%	8%
Increased insurance premiums	2%	3%	7%	17%	71%
Increased requirements for reserve studies	29%	17%	24%	16%	14%
Increased need for electric vehicle (EV) charging stations	40%	23%	21%	9%	6%
Increased requirements for sustainability efforts (e.g., water/energy conservation, solar, etc.)	41%	25%	20%	10%	5%
Increased number of lawsuits by owners challenging board decisions	35%	19%	17%	16%	12%

Are there other issues that you see impacting the viability of community associations in the future?

Common trends:

1. **Volunteer shortage:** Many people responded that there is difficulty in finding board members and volunteers for committees.
2. **Corporate Transparency Act (CTA):** Many people mentioned concerns about the CTA.
3. **Rising Costs:** Inflation concerns over increase in prices for insurance premiums, maintenance, and operational costs.
4. **Legal and regulatory:** Many complaints about restrictive legislation, and enforcement authorities, leading to challenges in implementation.
5. **Lack of education:** Many complaints about board members and managers lacking adequate training and education.

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The Foundation for Community Association Research provides authoritative research and analysis on community association trends, issues, and operations.

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HOMEOWNER LEADERS

Homeowner Leaders by Community *Alphabetically by Last Name*

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Homeowner Leaders by Community *Alphabetically by Last Name*

Banning Estates Homeowners Association

Kathleen Dale

Linda Ellis

Carole Knox

Kay Litras

Anthony Sterbling

Maureen Wilson

Bel Vista Community Association

Ana Erdelyi

Michael Liuzzi

Shara Rojas

Canterbury Court Homeowners Association

Amy Bowman

Canterbury Court Homeowners Association

CONTINUED

Karen Hargrove

Helen Harris

Karie Hoyt

Gregg Yost

Canyon Tree Homeowners Association

Tom Almquist

Janet Anderson

Jim Judge

Kevin J Lewis

Frances Salyer

Cobblestone in Pomona Homeowners Association

David Grunewald

Andrew Jaime

Scott Meredith

Lori Michel

Mike Payment

Chris Tompkins

Eagle Glen Master Homeowners Association

Don Garling

Don McDougall

Valdemar Mellgren

Estates at Canyon Crest Riverside, Inc.

Maria Gabriele

Estates at Canyon Crest Riverside, Inc.

CONTINUED

Patrick Vincent Gabriele

Gabion Ranch Master Association

Natalie Briones

Wayne Smith, Sr.

Heritage Ranch Maintenance Association

James Blackman

Dan Castellini

Ken Clay

David Diliberti

Robert Haupt

Jess Ranch Lakes RV Resort Association

Adolfo Frayre

Jess Ranch Lakes RV Resort Association

CONTINUED

Rob Gabler

Chris Herning

Stephen (Red) Thomell¹

Sandy Walker

K. Hovnanian's Four Seasons HOA

Pete Chapman

Anthony DeBiase

Lois Gomez

Doran Marable

Rosemarie Neckelmann²

Karen O'Brien

Homeowner Leaders by Community *Alphabetically by Last Name*

K. Hovnanian's Four Seasons HOA

CONTINUED

Barry Sackin

Lynwood Owners' Association, Inc.

CONTINUED

Denise Price

Darla Stern

North Woods Home Owners Association

CONTINUED

Melissa Page

Nicole Pratt

La Paloma at the Corona Ranch Homeowners Association

Erica Nicole Kreutzer²

Marks Management Group

Cecilia Ponce de leon

Parkdale Village HOA

Russ Guyer

Brad Perry

Morgan Hill Homeowners Association

Fred Bartz

Tamara Howard

Myra Quinn

Cheryl Brown

Tasn Ting Hsiung

Kelsey Weisenberger Perry

Greg Gill

Quail Run Estates Community Association

Doug Bowell

Jackie Ybarra

Michael Ropacki

Jodi Fonville

Lynwood Owners' Association, Inc.

Dorothy Barnett

Don Smith

Ruben Hermosillo

Jose Cisneros

North Woods Home Owners Association

Jeremy Edwards

Derek Mcmann

Marie Marshall

Alicia Johnson

Quail Run Estates Community Association

CONTINUED

John Rizzardi

John Thomas

Riverside Sun City Home Owners Association

Myrna DuBord

Boris Dunigan

Charlotte Ross

Dee Schmidt

Nicholas Traviglia

Shady Trails Community Association

Christy Abilez

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Erick Banfield

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Tuan Le

Germaine McClellan Key

Davonna Moore

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Marissa Serna

Valerie Wilkins

Solera at Apple Valley Community Association

Brad Asdel

Rusty Green

Debbie Johannes

Solera at Apple Valley Community Association

CONTINUED

Peggy J. Lisberg

Larry Parks

Richard Perry

Solera Oak Valley Greens Association

Marcia Beyer-Casem

Cindy Bice

Steven Bly

Monica Garcia

Willie J Hill

Pat A. King

George Vewter

Homeowner Leaders by Community *Alphabetically by Last Name*

Sommers Bend AA Planning Area Assoc.

Sonja Colbert

Enrique Diaz

Alex Doorduyn

Trent Heiner

Edmund Hong

Sommers Bend Master Maintenance Association

Sonja Colbert

Enrique Diaz

Alex Doorduyn

Trent Heiner

Edmund Hong

Stonebrook Estates Community Association

Madhu Aroura

Stonebrook Estates Community Association

CONTINUED

Herb Calderon

George Campbell

Shane Newson

Joann Rivera

Sun Chase Homeowners Association

Jan Forrester

Virginia Gilman

Lela Harper

Janice Hicks

Tony Simpson

Sun City Civic Association

Boyd Barrett

Suzie Hunt

Jan Pautsch

David Rahm

Sun City Villas Homeowners Association

Scott Baker

Calvin Bass

Frank De Meo

Harlin Hailey

Angela LaRocca

Gwen Long

Kelly Richardson

Homeowner Leaders by Community *Alphabetically by Last Name*

Sun City Villas Homeowners Association

CONTINUED

Gary Salata

Joan Snell

Sunnymead Ranch Planned Community Association

Pat Escobar

Carolyn Goeler

Rebecca Jacobs

Gregory Edward Morin

Renee Osburn

Temeku Hills Master Association

Stephanie Dawson

Jerry Hoffstetter

Temeku Hills Master Associatio

CONTINUED

Diane Phifer

Larry Soulia

The Colony at California Oaks Homeowners Association

Bruce Dalfonso

Chuck Gordon

Pat Kight

Dave Matteucci

Del Mitchum

Gregg Ross

Kathy Stevens

The Groves Owners Association

Richard M Matics

The Groves Owners Association

CONTINUED

Jon Solek

Arlin Travis

Verandas at Apple Valley Association

Sam Kassab

Shandan Lussenden

Michael Moore

Dr. Darshan Patel

Kristen Woodman

Villa Avanti Association

Steve F Escoto

Karl Kaplan

Laura Reich



SUPPORT CLAC'S BUCK-A-DOOR CAMPAIGN

The California Legislative Action Committee (CLAC) is a volunteer committee of the Community Associations Institute (CAI), consisting of homeowners and professionals serving homeowner associations (HOAs).

We safeguard and improve the community association lifestyle and your property values. The legislation we monitor, support, or oppose has a direct impact on the communities you live in, work with or manage. The Buck-A-Door campaign allows community association residents to have a voice at the State Capitol.

WHY WE NEED YOUR HELP.

In any given year, there are several pieces of legislation introduced that impact California community associations. This year, there are many poorly written bills being considered by legislators that will worsen the statewide housing affordability crisis by:

- Making elections more expensive
- Increasing the likelihood of lawsuits
- Prohibiting local control

We need your help now to continue to educate legislators and build positive relationships on your behalf. Last year we were successful in defeating S.B. 1265 (Wieckowski), and we must do the same for S.B. 323. In order to maintain our success, we rely on your support. Your donation makes our legislative advocacy and outreach efforts possible. Please consider donating a \$1 per door (or more) so we can represent your community voice at the Capitol.

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Villa Avanti Association

CONTINUED

Richard Schlottman

Serina tomlinson

Warm Spring Knolls Homeowners Association

Debra Clark

Henry Kantrowitz

Joanne Marsh

Rick Martinez

Nancy Misko

Betty Sherry Tatar

Thomas Woolslayer

Wolf Creek Maintenance Corporation

Kathey Harris

Nick Mokhlessin

Jesus Rios

Maria Samaan

Brad Sullivan

Independent Homeowner Leader

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Robert Riddick

Betty Roth, CMCA, AMS, LSM, PCAM

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homeowners associations, and housing cooperatives



Community Associations Remain Popular with American Homeowners

For the past 19 years, the Foundation for Community Association Research has conducted a biennial Homeowner Satisfaction Survey to gauge the experiences and opinions of residents living in community associations nationwide. Commissioned by the Foundation, Zogby International has led the survey for the past several editions, using consistent methodology and questions over time to benchmark results and track trends year over year.

The 2024 survey, conducted between March 6 and March 27, targeted a broad spectrum of homeowners and condominium association members. A total of 3,006 respondents participated, providing a nationally representative sample with a margin of error of +/- 1.8 percentage points at a 95% confidence level. This rigorous methodology ensures that the data is demographically reflective of the adult population residing in community associations across the U.S.

The survey results offer valuable insights into key aspects of community association living, including resident satisfaction, board engagement, governance practices, and the integration of technology. By using the same set of questions every other year, we are able to benchmark shifts in sentiment and satisfaction, providing a clear picture of how community associations impact quality of life, property values, and neighborhood dynamics over time.

To explore the full findings and see how the 2024 results compare to previous years, visit our dashboard on the Foundation's website foundation.caionline.org/hss or download the full report.

THE RESULTS ARE IN!
For the tenth time in 19 years, Americans living in homeowners associations, condominiums, and housing cooperatives say they're overwhelmingly satisfied in their communities

86% of residents rate their overall community association experience as very good or good (60%) or neutral (26%).

82% say members of their elected governing board absolutely or for the most part, strive to serve the best interests of the community as a whole.

72% say the manager provides value and support to residents and the community as a whole.

63% say the rules in the community protect and enhance property values.

94% of community association residents get along with their immediate neighbors (neutral, well, or very well).

70% of respondents attend board meetings, indicating healthy community engagement.

62% would attend even more frequently if remote options were consistently available.

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2025 CALENDAR OF EVENTS

JANUARY

01 JAN	NEW YEAR'S DAY OBSERVED CHAPTER OFFICE CLOSED
15 JAN	EDUCATIONAL LUNCHEON (CENTRAL) – 11:00AM LOCATION TBD
20 JAN	MARTIN LUTHER KING JR. DAY OBSERVED CHAPTER OFFICE CLOSED
22 JAN	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
29-1 JAN	NATIONAL LAW SEMINAR – TIME TBD LAS VEGAS, NV

FEBRUARY

12 FEB	EDUCATIONAL LUNCHEON (SOUTH) – 11:00AM PECHANGA RESORT & CASINO – TEMECULA, CA
17 FEB	PRESIDENT'S DAY OBSERVED CHAPTER OFFICE CLOSED
26 FEB	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
27 FEB	COMEDY NIGHT FOR CLAC – 6:00PM ONTARIO IMPROV – ONTARIO, CA

MARCH

21 MAR	PCAM RECEPTION – TIME TBD LOCATION TBD
26 MAR	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
27 MAR	TRIVIA NIGHT – 5:00PM LOCATION TBD

APRIL

2 APR	EDUCATIONAL LUNCHEON & TOPGOLF – 11:00AM TOPGOLF – ONTARIO, CA
11 APR	"MAY THE COURSE BE WITH YOU" – 8:00AM EAGLE GLEN GOLF CLUB – CORONA, CA
23 APR	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA

MAY

7-10 MAY	CAI NATIONAL CONFERENCE – TIME TBD ORLANDO, FL
14 MAY	EDUCATIONAL LUNCHEON (NORTH) – 11:00AM DOUBLETREE HOTEL – ONTARIO, CA
26 MAY	MEMORIAL DAY OBSERVED CHAPTER OFFICE CLOSED
28 MAY	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
29 MAY	"BASH AT THE BARN" – 5:30PM LOCATION TBD

JUNE

11 JUN	EDUCATIONAL LUNCHEON (SOUTH) – 11:00AM PECHANGA RESORT & CASINO – TEMECULA, CA
19 JUN	JUNETEENTH OBSERVED CHAPTER OFFICE CLOSED
25 JUN	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
27 JUN	WINE TOURS – TIME TBD VENUE TBD – TEMECULA, CA

JULY

4 JUL	4TH OF JULY OBSERVED CHAPTER OFFICE CLOSED
9 JUL	EDUCATIONAL LUNCHEON (CENTRAL) – 11:00AM RIVERSIDE CONVENTION CENTER – RIVERSIDE, CA
23 JUL	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
25 JUL	ANGELS BASEBALL – 5:00PM ANGELS STADIUM – ANAHEIM, CA

AUGUST

7 AUG	VIRTUAL BOARD LEADERSHIP WORKSHOP – PART 1 – 5:30PM VIA ZOOM
13 AUG	EDUCATIONAL LUNCHEON (NORTH) – 11:00AM DOUBLETREE HOTEL – ONTARIO, CA
14 AUG	VIRTUAL BOARD LEADERSHIP WORKSHOP – PART 2 – 5:30PM VIA ZOOM
27 AUG	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
28 AUG	BOWLING – 6:00PM PINS N POCKETS – LAKE ELSINORE, CA

SEPTEMBER

1 SEP	LABOR DAY OBSERVED CHAPTER OFFICE CLOSED
10 SEP	EDUCATIONAL LUNCHEON (SOUTH) – 11:00AM PECHANGA RESORT & CASINO – TEMECULA, CA
17-19 SEP	CAI MC-CEO RETREAT LA QUINTA, CA
24 SEP	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
26 SEP	GLOW IN THE DARKSIDE GOLF – 6:00PM TEMECULA CREEK INN – TEMECULA, CA

OCTOBER

2 OCT	NEW MEMBER RECEPTION – TIME TBD LOCATION TBD
8-11 OCT	LARGE SCALE MANAGERS WORKSHOP – TIME TBD LAS VEGAS, NV
13 OCT	COLUMBUS DAY OBSERVED CHAPTER OFFICE CLOSED
15 OCT	EDUCATIONAL LUNCHEON (CENTRAL) – 11:00AM RIVERSIDE CONVENTION CENTER – RIVERSIDE, CA
22 OCT	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
24 OCT	ROCKTOBER – 6:00PM HAVEN CITY MARKET – RANCHO CUCAMONGA, CA

NOVEMBER

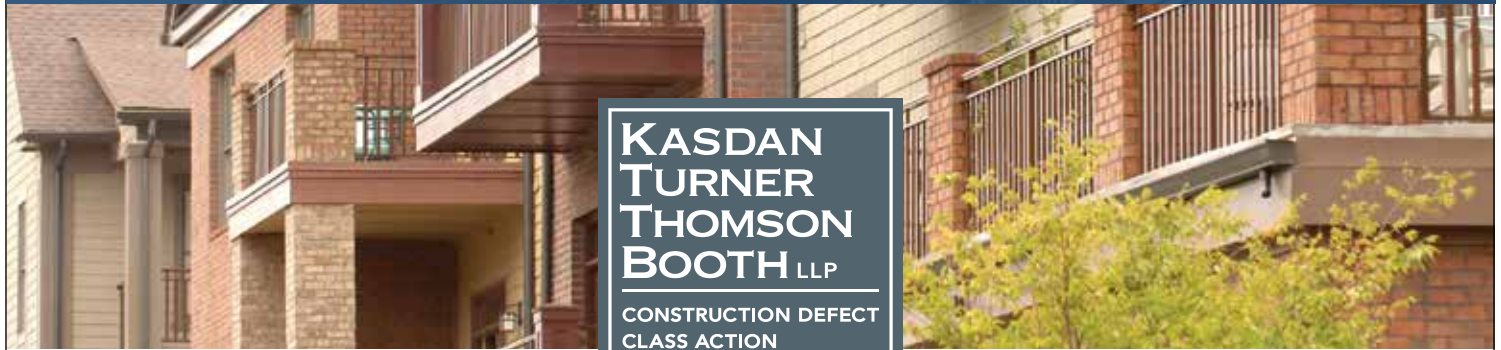
8 NOV	MONTE CARLO & TOPS AWARDS NIGHT – 6:00PM LOCATION TBD
14 NOV	TRAP SHOOTING – TIME TBD PRADO OLYMPIC SHOOTING RANGE – CHINO, CA
19 NOV	EDUCATIONAL LUNCHEON (SOUTH) – 11:00AM PECHANGA RESORT & CASINO – TEMECULA, CA
26 NOV	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
28-29 NOV	THANKSGIVING OBSERVED CHAPTER OFFICE CLOSED

DECEMBER

11 DEC	CHAPTER HOLIDAY PARTY – TIME TBD LOCATION TBD
17 DEC	CHAPTER BOARD OF DIRECTORS MEETING – 9:00AM CHAPTER OFFICE – RIVERSIDE, CA
25-31 DEC	HOLIDAYS OBSERVED CHAPTER OFFICE CLOSED

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