

Dear CAI California Legislative Action Committee Supporter,

The California Legislative Action Committee (CAI-CLAC) is a dedicated volunteer committee within the Community Associations Institute (CAI), comprising homeowners and professionals involved in common interest developments (CIDs). CAI-CLAC aims to foster positive relationships with State Legislators, advocating for the interests of around 50,000 CIDs in California. By maintaining these relationships, CAI-CLAC ensures open communication channels regarding legislation impacting CIDs.

Each year, CAI-CLAC monitors several legislative pieces impacting common interest developments. Currently, we are tracking numerous bills, with top priorities being our support for three CAI-CLAC sponsored bills:

1. AB 2460 (Ta) - Reduced Quorum: This bill is a follow-up to last year's legislation, which authorized a reduced quorum for board member elections. AB 2460 will clarify who can call for a reconvened meeting where the reduced quorum will more easily allow community members to elect new board members.
2. AB 2159 (Maienschein) - Electronic Voting: This bill would authorize associations to use electronic voting systems. Twenty-seven states already permit this technology, which saves time and money and often increases participation in elections.
3. AB 2114 (Irwin) - Exterior Elevated Element Inspections: This bill would add "Civil Engineer" to the list of authorized professionals who can inspect load-bearing components and waterproofing systems in Common Interest Developments (CIDs). The goal of increasing the pool of licensed professionals performing these inspections is to provide better availability and more affordable costs to CIDs.

Additionally, CAI-CLAC opposed SB 1470 which would have adversely impacted an association's ability to resolve construction defect claims with a developer. We are happy to report SB 1470 is no longer under consideration this year.

In 2024, CAI-CLAC continues to be actively engaged in the regulatory arena, collaborating with the California Insurance Commissioner on issues affecting insurance for communities. While significant work remains, CAI-CLAC's initiatives have notably raised awareness of CID insurance issues among the California Legislature, the Department of Insurance, and the media.

Monitoring, advocating, and promoting grassroots efforts to support or oppose legislation is a costly endeavor. To maintain our high level of success, CAI-CLAC needs your support. We ask you to consider approving a line item in your annual budget to support CAI-CLAC's "Buck A Door or More" fundraising campaign. This campaign allows each household to contribute to our advocacy efforts by donating just \$1 per door. For instance, if your association has 100 units, we ask for a contribution of \$100 (or more).

To stay informed, you can track community association-related bills for this session on our website at caiclac.com/legislative-session-hot-bills. We also encourage you to join our email list to receive the latest updates, including grassroots efforts, legislative information, and resources for your community.

Thank you again for your support,



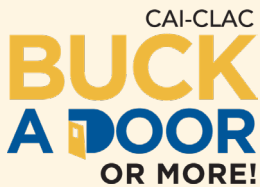
Kieran J. Purcell, Esq., CCAL
2024 CAI-CLAC Chair

Your Donation to CAI-CLAC Makes a Difference!



Please consider donating a **Buck A Door (or more!)** per door so CAI-CLAC can represent your community voice at the Capitol.

Donating online is easy and secure! Simply log on to caclac.com or mail your donation along with your **Buck A Door (or more!)** pledge form.



WHO WE ARE

The California Legislative Action Committee (CLAC) is a committee of the Community Associations Institute (CAI), an international not-for-profit educational and resource organization dedicated to fostering vibrant, competent and harmonious community associations. CAI-CLAC is dedicated to monitoring and influencing legislation that affects community associations in California. CAI-CLAC is proactive in introducing and advocating for legislation that is beneficial to community associations and is active in opposing

legislation that may have an adverse impact on community associations. CAI-CLAC has influenced legislation affecting many aspects of the Davis-Stirling Act, including covenant enforcement, elections, board meetings, assessment collection, electronic voting, resale disclosure, etc.

Over the past decade, the funds raised through the Buck A Door (or more!) campaign have continued to enable CAI-CLAC to create positive relationships with state legislators on behalf of the 55,000+ community associations in California. In 2024, we were back in person at the capitol! In addition to meeting in person, we hosted virtual advocacy day. We had a record number of meetings with legislative offices and coupled with the virtual meetings we had a very successful advocacy week. We look forward to holding both events in 2025 as these annual events help CAI-CLAC members continue to build strong connections with legislators, advocate for the concerns of community association members and to have their voices heard.

As CAI-CLAC prepares for the coming year, we continue to adapt to the prevailing circumstances, leveraging technology and innovative approaches to engage legislators and ensure the interests and concerns of community association members remain a priority in the legislative process.

WHO WE ARE NOT

CAI-CLAC is NOT a PAC (Political Action Committee) and does not give money to legislators or their campaigns. CAI-CLAC operates solely from contributions made by California members of CAI and other donations.

WHAT WE DO

We safeguard and improve the community association lifestyle and 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 (or more!) campaign allows community association residents to have a voice at the State Capitol.

WHY WE NEED YOUR HELP

The 2024 slate of legislation included potential legislative changes that could significantly impact our communities, including SB 1470 which would have adversely impacted an association's ability to resolve construction defect claims with a developer. We actively lobbied against this bill and are happy to report SB 1470 is no longer under consideration this year.

Our team actively engaged in monitoring and advocating for the best interests of our members. In addition to monitoring legislation proposed by others, our Housing and Governance Task Forces collaborated with our Legislative Advocacy Team to sponsor our own legislation that would grant common interest developments more options in conducting elections and also for condominium associations to have more options for inspectors to conduct Exterior Elevated Element inspections.

Additionally, the CAI-CLAC Insurance Task Force continued to focus on the ongoing insurance crisis. The Insurance Task Force worked to engage with the California Insurance Commissioner and other stakeholders to identify viable, sustainable solutions that would provide affordable protection for common interest developments and homeowners.

This year, CAI-CLAC focused on the following:

- ✓ [AB 2460 \(Ta\): reduced quorum](#)
- ✓ [AB 2159 \(Maienschein\): electronic voting](#)
- ✓ [AB 2114 \(Irwin\): exterior elevated element inspections](#)

Your donation makes our legislative advocacy and outreach efforts possible. Donations are for LEGISLATIVE ADVOCACY, NOT POLITICAL CONTRIBUTIONS. CAI-CLAC expenses include printing and mailing information to CAI members and CLAC contributors, lobbyist fees and administrative services, providing legislative information to the CAI-CLAC volunteers and more.

COMMUNITY ASSOCIATION BOARD RESOLUTION FOR CAI-CLAC CONTRIBUTION



Whereas, The _____ Association (hereafter referenced as the “Association”) board serves in the best interests of all owners in the community; and

Whereas, The Association directors have the fiduciary responsibility to manage the assets of the Association according to California law, established business practices and principles, and pursuant to competent, ethical and positive community governance; and

Whereas, Community Associations Institute (CAI) is the leading advocate for common-interest communities before state and federal legislative and regulatory bodies; and

Whereas, CAI’s California Legislative Action Committee (CLAC) represents the interests of community associations in California, sponsors legislation which benefits community associations and their members, and disseminates information to California community associations about legislative issues; and

Whereas, Current and future Association residents benefit directly from CAI-CLAC’s advocacy efforts; and

Whereas, CAI-CLAC’s efforts are funded solely through contributions from CAI members and fundraising efforts by CAI chapters in California; and

Whereas, Contributing to CAI-CLAC will not affect the association’s nonprofit tax status; and

Wherefore be it Resolved, that the Association invest in a full or partial board membership package; and

That it is the policy of the Association that the Association make an annual contribution to CAI-CLAC, in the amount of \$ _____, that is, (\$1/\$2) for each (unit/lot) in the Association; and

That the Association’s annual budget shall include an annual contribution to CAI-CLAC in the amount of \$ _____; and

That the Association strongly encourages its manager and directors to take advantage of the information provided by CAI-CLAC regarding pending and enacted state legislation that allows them to keep abreast of the rights and responsibilities of community associations under California law.

SO RESOLVED BY THE BOARD OF DIRECTORS on this, the _____ day of _____ in the year _____.

Secretary of the Association

CAI California Legislative Action Committee (CLAC), is a 501(c)(6) not-for-profit organization. Contributions or gifts to CAI California Legislative Action Committee are not deductible for federal income tax purposes.





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in advocating for California HOA
communities.



SERVING OVER 13 MILLION HOMEOWNERS IN
55,000+ COMMUNITY ASSOCIATIONS THROUGHOUT CALIFORNIA

CAI-CLAC
BUCK
A DOOR
OR MORE!

To learn more
about CAI-CLAC and the
Buck a Door annual fundraiser
visit caiclac.com

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.

888.909.7403 | office@caiclac.com | caiclac.com



YES, I'D LIKE TO SUPPORT CAI-CLAC WITH A PLEDGE!



HOA PLEDGE

_____ X _____ = _____
Number of Doors A Buck a Door or More Total Pledge

HOA FLAT RATE PLEDGE

Total Pledge

GOOD NEIGHBOR (BOARD MEMBER OR INDIVIDUAL HOMEOWNER PLEDGE)

Total Pledge

COMMUNITY PARTNER (MANAGEMENT COMPANY, MANAGER OR BUSINESS PARTNER)

Total Pledge

PLEASE LET US KNOW WHICH CAI CHAPTER(S) TO ALLOCATE YOUR DONATION TO:

- Bay Area Central
- California North
- Channel Islands
- Coachella Valley
- Greater Inland Empire
- Greater Los Angeles
- Orange County Regional
- San Diego

NAME

TITLE FIRM/COMPANY NAME

ASSOCIATION NAME

ADDRESS

CITY STATE ZIP

PHONE E-MAIL

METHOD OF PAYMENT - Return completed form to office@caiclac.com or to the address below

Check enclosed payable to CAI-CLAC Amex Visa Mastercard Discover

NAME ON CARD

BILLING ADDRESS

CITY STATE ZIP

CREDIT CARD NUMBER SECURITY CODE EXPIRATION DATE

SIGNATURE DATE

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