

Dear Judicial Proceedings Committee,

King's Court Townhouse #2 Association Oppose the HB793 Common Ownership Board Training for the following reasons:

- Not everyone needs training. Previous board members that have served or are currently serving may not need training. There is no provision for the people that already know the rules and regulations and how to run a board.
- It will cost money and time to complete the training. People with families and people that are interested may/may not have the time and/or money to get the training completed in the required time. Plus, to have to do all over again in three years is yet another barrier to keeping and finding volunteer board members from the community.
- Mandated training can create more stress and negative feelings for a volunteer seeking a board position, therefore causing a potential volunteer not to join. It is continuously difficult to have a new member join the board. An active board's teamwork and knowledge can present the recommendations/requirements in a more accepting manner to the new individual.
- It is very possible that a mandated board training will cause a volunteer board to collapse because of the additional cost and time needed to meet the stated requirements in this bill.
- There is a better way than a law which mandates training to achieve a well-trained board. A training manual could be developed by the state.
- The Community Association Institute is currently working on a project for board training. However, boards need to have input and cost and time needs to be minimal.

There needs to be a better way developed for training to encourage and support homeowners that want to volunteer as a board member.

Please vote NO for HB793. The model for training needs to be made more workable—especially for HOAs.

Respectfully,

Nancy Costello
President KCTHA Baltimore County