

To: Judicial Proceedings Committee

From: Sheldon Fleming, Board Member of the Kings Court Townhouse Association 2 (KCTHA2)

Re: HB 793

Date: March 26, 2024

Dear Judicial Proceedings Committee,

I am writing to you to request for you to please vote 'no' to HB 793. As a board member of KCTHA2, I can say that it is not easy to be a HOA member in these times. Costs are going up on many things while my paychecks on my job have not. In addition, not many people, due to their busy schedules and other priorities are/can dedicate time, especially for free, to serve on a board.

I am aware that HB 793 mentions the mandatory training of HOA board members. This would not be the best idea for many reasons:

- The type of training and extent is questionable. I myself have not needed extensive training to serve on my board; my other fellow board members have informed and trained me enough to know what is needed for our board to be functional.
- Where would the money come from for the training? I feel it would be coming from our HOA fees which would inconvenience us even more as we are an HOA that is struggling to get other residents to pay their HOA fees to begin with.
- I would not want to serve on this board or any other for that matter if one more task is required. I know this would be the same for any resident considering joining the board. They may not even have the time to do so.
- Each HOA would be better to have their own type of training. One size does not fit all. Only residents of KCTHA2 know what is best for that HOA.

I do think it makes sense to have a manual of some sort for HOA board members, but to require training would not be the best idea, especially if the HOA is inconvenienced financially.

Please consider these things when making a decision on HB 793.

Sincerely,

Sheldon Fleming

Board Member of KCTHA2