

# Agenda

- Background to 82<sup>nd</sup> session
- Property use
- Collections
- Association records
- Elections and voting
- Meetings
- Resales
- Summary
- Door prizes



# Solar panels (continued)

- We generally think of solar panels but the law covers any device designed to provide heating or cooling or produce electrical or mechanical power through solar generated energy
- Guidelines are needed to establish any regulation under the law
- Sample guidelines are included in your handbook
- Effective 06/17/2011



roof mounted solar panels



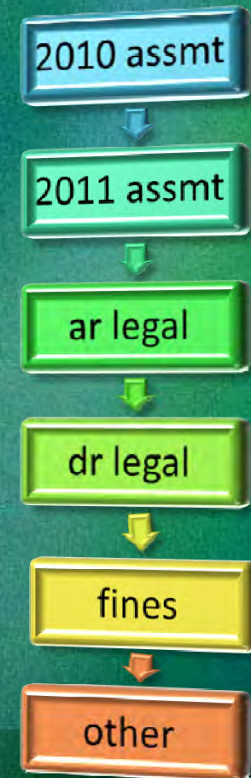
ground mounted solar panels



roof mounted water heater

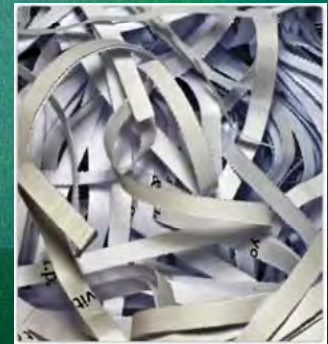
# Application of payments

- Any partial payment must be applied in this order:
  1. delinquent assessments
  2. current assessments
  3. attorney or 3<sup>rd</sup> party costs associated with assessments
  4. other attorney fees
  5. fines
  6. anything else (e.g. forced maintenance, interest)
- Effective 01/01/2012



# Document retention

- Each association must adopt and file a “document retention” policy
- The law establishes minimum retention periods
  - articles, bylaws, CC&Rs & amendments ... permanent
  - financial books & records ... 7 years
  - contracts of 1 year or more ... 4 years after expiration
  - minutes of board & owner meetings ... 7 years
  - tax returns & audits ... 7 years
  - account records of current owners ... 5 years
- Sample policy is included in your handbook
- Effective 01/01/2012



# Recounts

- Any owner may make a written demand for a recount of a member vote within 15 days of meeting:
  - by certified mail
  - by personal delivery to address on management certificate
- An independent person must be hired for the recount
- The recount must be completed within 30 days of request and payment
- The owner requesting the recount pays the cost in advance – if the results change, the association reimburses the owner
- Any interim board decisions are valid
- Effective 01/01/2012

