

To The Honorable Committee Chair Steve Huebert:

Tremendous effort and dedication on the part of home owners, legislators, and the Judicial Council Committee resulted in the signing of the Kansas Uniform Common Interest Owners Bill of Rights Act which became effective on January 1, 2011.

I do not support any changes to this law. With regards to the current discussion over meeting notifications, I present my viewpoint: Any homeowner required to pay dues to a community association should continue to have a legal right to be advised of association meetings. If the board cannot budget the cost of mailing the notifications they should raise their dues to cover the cost of a postcard and stamp.

In my neighborhood, Quivira Falls the board has been known to post a note advising of a meeting on the door to the clubhouse. This door is not visible from the street and therefore very few people see it. On the other hand, they have a big community board where they post notices they do want homeowners to see as they drive by. On one occasion, a meeting was being held to discuss a million dollar loan the board was about to sign for. Concerned homeowners spent their own money to send postcards to the absentee homeowners. When the board president saw how many people were arriving for the meeting he claimed the air conditioner at the club house was not working and canceled the meeting on the spot while refusing to open the door so we could see for ourselves if the room was hot or not! (Two HVAC experienced homeowners were present and stated the compressors were running and there was no icing)

This proved to me when bad actors are board members no amount of effort to notify homeowners of meetings will prevail. If board members are not bad actors there should be no reason not to notify all homeowners when meetings are going to be held. Transparency is a major problem in many Kansas homes associations and I pray legislators will not support these proposed changes that could indirectly support a lack of transparency as well.

Sincerely,
Nila Ridings
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