

Committee Findings for Self- managed HOA vs Management Companies

Presented to Watkins Farm HOA
Board

19 Aug 2008

Scope

- Narrow focus
 - Self management
 - Management Companies
- Objective
 - Facts only
 - Foundation for further discussion/action

Self-Managed HOAs

- Prairie View HOA
 - HOA fee \$100 per year per house
 - ~\$400 per month attorney/accountant
 - Covenant enforcement policy/issues
 - Lessons learned
- Maple Valley HOA
 - HOA fee \$70 per year per house
 - Do own accounting – lawyer only as needed
 - Covenant enforcement policy/issues
 - Lessons learned

Management Co's

- Small Association Management
 - ~\$350 per month
- Community Resource Associates, Inc
 - ~\$11 per house per month (56x11 = \$616)
- MSI, LLC
 - ~\$800 per month
- Colorado Management & associates, inc
 - \$1300 per month

Applicable Colorado Statutes

- CRS 38-22-3-101, Colorado Common Interest Ownership Act of 2005
 - Public disclosures
 - Organization of owner's association
 - Responsible governance policies
 - Executive board member education
 - Owner education

Recommendations

- Special meeting called by board
- ~10 days prior to meeting email committee's findings
- Silent (paper) ballot – or by proxy
 - Self-management or management co.
- Committee proved exceptionally flexible and objective
 - Recommend for future issues/concerns

Conclusion

- Self-managed HOAs
 - Fees
 - Issues
- Management Companies
 - ~\$350-\$1300
 - Services provided
- Applicable laws
 - Policies, education, required policies