
Judiciary Committee

HB 2567

Title: An act relating to the approval of minutes from annual meetings of homeowners' associations.

Brief Description: Concerning the approval of minutes from annual meetings of homeowners' associations.

Sponsors: Representatives Zeiger, Morrell, Rodne and Jinkins.

Brief Summary of Bill

- Requires a homeowners' association to provide minutes of the annual meeting to each owner of record, not less than 14 days, nor more than 60 days, after the meeting.
- Provides that owners must respond within 14 to 21 days after receipt, indicating whether they approve of the minutes or not.

Hearing Date: 1/30/14

Staff: Cece Clynch (786-7195).

Background:

A homeowners' association (association) is a legal entity with membership comprised of the owners of residential real property located within a development or other specified area. An association typically arises from restrictive covenants recorded by a developer against property in a subdivision. In general, the purpose of an association is to manage and maintain common areas and structures, review designs, and maintain architectural control.

A board of directors, elected by the members, manages the association. An annual meeting must be held each year, and special meetings may be called. Advance notice of meetings must be provided to each owner via first-class mail or hand delivery to an owner's mailing address or other address designated in writing. Meeting notices may be sent by electronic transmission if a homeowner provides written consent to receive electronically transmitted notices. An owner

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may revoke consent to receive electronic notices by delivering a written revocation to the association's secretary or other officer specified in the bylaws. Consent is deemed to have been revoked if the secretary or officer is unable to electronically transmit two consecutive notices to the homeowner.

Summary of Bill:

The association's secretary, or other officer as specified in the the bylaws, must provide the minutes from the annual meeting to each owner for approval via the same means as specified for notice of the annual meeting. The minutes must be provided not less than 14 days, nor more than 60 days, after the meeting.

Each owner of record must respond within 14 to 21 days of receipt, indicating whether he or she approves the minutes. Owner responses are to be delivered to the secretary, or other officer specified in the bylaws, by means of any of the delivery options available for provision of notice of the annual meeting.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.