



Providing Testimony to the HOA Homeowners' Rights Task Force

As evidenced by my verbal approvals, I agree to an action w/o a meeting on the provision of testimony to the HOA Homeowners' Rights Task Force.

Signature 

Signature Clay Jones


Signature 



Signature Jana Ballweber

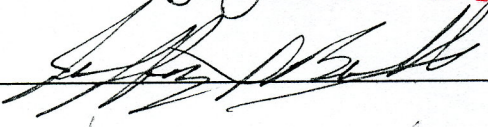
Signature _____

As evidenced by my verbal approval, I agree to provision of testimony to the HOA Homeowners' Rights Task Force to be presented by President L Ballweber on January 2, 2024, and approve the draft testimony prepared by J Ballweber and W Flanary.

Signature 

Signature Clay Jones



Signature 

Signature Jana Ballweber

Signature _____

My name is Lora Ballweber, President of the Poudre Overlook HOA in Larimer County. I have been authorized by the Board to provide the following comments.

Our HOA is 20 yrs old. Until recently, homeowners were actively involved in our HOA. We operated on the premise we are all neighbors first and may disagree but respected differences of opinion and were civil and acted responsibly and respectfully. But a negative shift has occurred within our association because of the undue influence of a single combative homeowner, who can rarely rally 1 or 2 others to his cause. This has resulted in a hostile environment with most homeowners now unwilling to participate in anything other than the annual meeting in order to protect themselves and families from personal attacks and potential litigation. The homeowner has a social media blog where the HOA and those that try to serve it are denigrated. In addition, this small minority has caused 2 management companies and an attorney to terminate their contracts. The last management company stated it would cost about \$4000/month to try and accommodate their constant requests and demands.

We have an email account whose address is provided to all owners but gets massively overwhelmed by this single homeowner. In 2023, the board had 425 e-mail communications of 667 printed pages. Of these 425 emails, this single homeowner was responsible for 261 or 39%; this 39% accounted for 478 pages of mostly negative commentary or 72% of all the pages generated.

We have a website where records are readily available to all homeowners. However, a litigious homeowner can use document requests for wild fishing expeditions for discovery for potential litigation. This single homeowner filed a frivolous lawsuit against the HOA board and certain board members and, despite not being decided in the homeowner's favor, continues to constantly threaten additional litigation.

So, we respectfully ask you to consider legislation to protect the people that comprise HOAs from combative neighbors that thrive on manufactured conflict. Specifically,

Avoid placing new procedural, reporting, or training requirements on volunteer boards as they will only further discourage homeowner participation.

Define unacceptable combative activities and provide clear enforcement mechanisms to discourage such actions.

While we have been fortunate to rarely need collections, we believe HB22-1137 should be revised to decrease the cure interval for violations not affecting public health and safety; and streamline the collections process.

THANK YOU

Presented to HOA Task Force via zoom Tues Jan 2, 2024