

UTAH

COMMUNITY LIVING

2018 QUARTER 1

Better Communication

Getting Your Point Across

Board Compensation

An Inadvisable Practice

Why Join CAIP?

The Benefits of Participation

Liability

*Five Business Insurance Mistakes That
Could Cost You Millions*

Saving for Reserves

*How to Save \$18,000 on Your Next
Roof Replacement*

President's Message



By **Tod Bean, CMCA**
Community Manager
SunCrest Owners Association / CCMC
UCCAI Chapter President

Well, most HOAs are beginning to ramp up for construction, pools, parking and pool season! It is the time of year that a lot of contracts are passing over a manager's desk as well as in front of the Board of Directors and is a busy time for us all. I hope that all can get their spring clean issues completed soon!

Remember the CAI National Conference to be held in Washington D.C. this year and hope to see many familiar faces in attendance! I believe in working with and through national CAI, you have an opportunity to connect in all of the areas that relates directly to our industry.

In conclusion, I pose this question to you, the members. "Have I enhanced and improved our industry today"? Please consider this thought when you take action on behalf of our industry and I truly believe that we will see a movement towards improvement, professionalism and pride in what we do!

Sincerely,

Tod Bean, CMCA
President, UCCAI

Bringing people together worldwide one community at a time.

Register by
April 4
and save \$50!

*** We the Community

CAI ANNUAL CONFERENCE & EXPOSITION

May 9–12, 2018 | Washington, D.C.

Visit www.caionline.org/2018Conference
to register today!



Executive Director

Homeowner Price Changes Encourage Growth



By Mindy Knudsen
Executive Director
UCCAI

New discounts for homeowner leader memberships are sparking growth in CAI. According to a press release in February, "Since CAI's homeowner leader pricing dues structure change, we've seen increased growth not only in the homeowner leader category but in CAI overall. The success of the new pricing model is a collective effort by CAI and our chapters!... We have exceeded our expectations thus far and thank

you for your efforts to grow CAI!" See the chart below showing CAI's membership growth rate since September of 2016."

Homeowner dues are now capped at \$295 annually for 3-15 board members. Providing CAI access to the entire board is now an affordable option.

Homeowners are also encouraged to participate in our Board Leadership Development Workshop, held throughout the year. Occasionally there are opportunities to take the course for free, so look for upcoming emails and fliers.

The updated course outline consists of five modules:

- [Governing Documents and Roles & Responsibilities](#)
- [Communications, Meetings and Volunteerism](#)
- [Fundamentals of Financial Management](#)
- [Professional Advisors and Service Providers](#)
- [Association Rules and Conflict Resolution](#)

With your course registration, you will receive a complete toolkit of resources containing:

- [The Board Member Tool Kit](#)
- [The Board Member Tool Kit Workbook](#)
- [Community Association Leadership: A Guide for Volunteers](#)
- [Managing & Governing: How Community Associations Function, by Clifford J. Treese](#)
- [The Homeowner & the Community Association brochure](#)
- [From Good to Great: Principles for Community Association Success brochure](#)

The workshop is also available online any time. You can register for the online course at

http://cai.mycrowdwisdom.com/diweb/catalog/item/eid/d_a7475d0-2598-4746-a17a-be386c3d73cc

Two year comparison of CAI's total membership numbers from September – February. The FY2018 growth to date is 7% (compared to an average annual growth of 2%). Membership is up 2,897 members compared to end of September 2016.



2018 Calendar of Events

<p>January</p> <p>16 Legislative Luncheon Utah State Capitol</p> <p>31- Feb 3 CAI Law Seminar</p>	<p>February</p> <p>15 SU Educational Event</p>	<p>March</p> <p>15-16 M-206 in Sandy</p>	<p>April</p> <p>4 SU Educational Event</p> <p>19 TopGolf <i>Difficult people</i></p>	<p>May</p> <p>9-12 CAI Annual Conference</p> <p>17 TopGolf <i>Disaster preparedness</i></p>
<p>June</p> <p>July</p> <p>21 Call for nominations</p>	<p>August</p> <p>18 Send out annual meeting ballots</p> <p>23-25 M-100 in Sandy</p> <p>29 Golf Tournament</p>	<p>September</p> <p>6 TopGolf/Annual Meeting <i>Lt Gov Cox</i></p> <p>13 Annual Planning Retreat</p>	<p>October</p> <p>5 Southern Utah Golf Tournament</p> <p>25 TopGolf <i>Snow removal</i></p>	<p>November</p> <p>December</p>

On the Hill



By Michael Johnson, CMCA, AMS, PCAM
FCS Community Management, AAMC
Utah LAC Chair

To begin the 2018 legislative year, on January 16th the LAC (Legislative Action Committee) held the Utah Chapter's annual Community Association (CA) Day at the state capitol complex. Over 150 interested

industry citizens attended from throughout Utah to hear from Utah State Representative Susan Pulsipher (South Jordan); receive updates on the Utah LAC's 2018 pending legislation; receive updates on CAI National's priority issues at the federal level; and to breakout into small groups to discuss future desired legislation.

For the 2018 session, LAC proposed and assisted in writing HB454, sponsored by Representative Gage Froerer. The bill passed unanimously through the House Committee, the House and with less than two hours remaining in the 2018 session, passed through the Senate. Governor Herbert signed the bill into law on March 21st and the law goes into effect on Tuesday, May 8th. A full summary of the bill will be presented in the next chapter newsletter.

In the next month, the Utah LAC will convene together to discuss our 2019 session priorities. With the increasing number of bills presented each session, it is more important than ever that we unify on 2019 ideas and present them to the legislature for consideration during their monthly interim meetings so we can minimize last minute anxieties.

From the CA Day breakout sessions, the following items were discussed:

MANAGER LICENSING BREAKOUT *Lead - Jason Sucher*

1. Clearly define what professional accreditations will qualify Utahans to be licensed community managers.
2. Is there a number of years' experience, without any professional accreditations, that would qualify?
3. Should association board members, attorneys and/or CPA's be exempt from professional accreditation requirements?

ASSOCIATION RULES & REGULATIONS *Lead - John Richards*

1. Board meetings are already open to members therefore why additional requirements when discussing rules?
2. 15-day advance notice:
 - a. Many associations, especially self-managed, do not know of this statute and are failing to follow.
 - b. Remove the 15-day notice and the confusion regarding its amount of required detail.
 - c. But still leave the existing repeal clause in the event owners are upset about a rule (similar to annual budget statute).
 - d. There is still ample homeowner protection without the risk of associations improperly adopting or changing rules in the first place.

2. 60-day special meeting requirement:
 - a. What if the problem with respect to a rule manifests itself 120 days after the rule is passed?
 - b. 60 days from when the board passes the rule or from when the passed rule is sent?
 - c. Or take out a time period entirely so a special meeting can be called at any time to repeal a rule if the majority of owners request it.
 - d. Add clarifications that a special meeting called by requesting homeowners is run like any other special owner meeting (by the board).

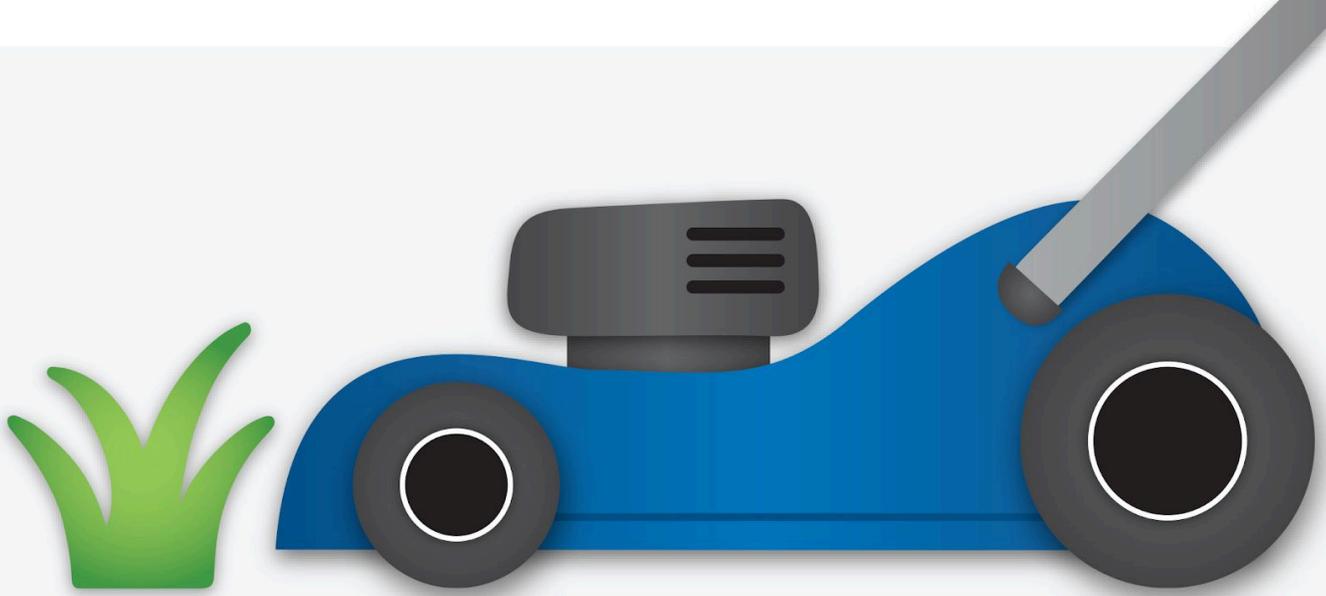
WORK MEETINGS & DOCUMENTS *Lead - John Morris*

1. Should the law be changed to allow Boards to Refuse to Allow Owners in Work Meetings?
 - a. Lawyers and managers generally supported limiting owner involvement in work meetings (not board meetings) while homeowners generally oppose any limitation.
2. Should the law be changed regarding Owners Rights to Documents?
 - a. The discussion revolved around the obvious issue the industry has been dealing with for years - what is a "record" of an association?

EVERYTHING ELSE *Lead - Michael Miller*

1. Mandated reserve funding:
 - a. Nearly all in attendance favored mandated reserve funding - 50% minimum level funding had the most support, but what percentage is the key sticking point.
 - b. Favored an exemption for associations whose owners vote by a majority or super-majority to instead fund by special assessment when the need arises (a preference for some high-end communities).
2. In a condominium project, clarify after the seven-year expandability period ends, the project could still be expanded with a 2/3 vote of homeowners.
3. Water decrease usage bill - would require the use of sprinklers, etc. that use less water and/or a gradual movement to replace landscaping with landscaping requiring less water.

My continued priority is to actively work to enlarge our 'tent' to obtain your comments, thoughts, ideas, concerns, questions and/or interests in current and future association-related legislation. If you are interested in any of these topics, please email a member of the LAC and attend future to-be-announced Stakeholder Meetings and become involved. We can't make changes without your input and support.



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Board Compensation

An Inadvisable Practice



By Peter H. Harrison
Attorney at Law
Miller Harrison

We are often asked the question, “Due to lack of participation on the board, we’d like to amend our documents so that future board members receive compensation. What are potential problems with this scenario? Is it advisable to do this? Does this affect our D&O insurance?”

While these might seem like complex questions whose answers could contain numerous variations, the answer is actually very simplistic,

paying board members is not an acceptable or advisable practice. The only statutory guidance provided under Utah law that addresses this issue is contained in the Utah Revised Nonprofit Corporation Act, found in UCA 16-6a-811 which states “[u]nless otherwise provided in the bylaws, the board of directors may authorize and fix the compensation of directors.” So technically speaking, board directors may receive compensation. However, paying board members should not happen.

Numerous HOA covenants, conditions, and restrictions (CC&Rs), actually prohibit a board member from being compensated. Such a prohibition creates a clear line of demarcation, but does not explain the policy reasons behind not compensating board members. There are many reasons that HOAs typically do not allow for compensation of board members, but typically it is due to the chilling effect that such a practice can have on the community, the individual board members, and the HOA itself.

First, HOAs should not compensate board members because of the impact it will have on homeowners within the HOA. Homeowners typically view board member positions as opportunities to volunteer and work for the betterment of the community. As such, the typical homeowner expects their board members to be volunteers that are primarily interested in taking a bigger role improving their community. When board members are paid, homeowners begin to distrust the board members and their priorities and are skeptical of how they are spending HOA funds. Compensation for board members can also lead to speculation regarding self dealing and the role that vendors play in the HOA.

Second, paying HOA board members is not advisable because of the possible harms it can cause to individual Board Members. In 1997, Congress passed the Federal Volunteer Protection Act (42 U.S.C. 14501), a law intended to encourage volunteerism in communities throughout the United States.

Through this law, volunteers in non-profit organizations, such as Board Members of an HOA are protected from liability for any harm caused by any actions or omissions made in the course of volunteering for the organization. See 42 USCS § 14503. In order to receive protection under this law, a person must be performing services for a non-profit organization or a governmental entity and cannot “receive compensation (other than reasonable reimbursement or allowance for expenses actually incurred; or any other thing of value in lieu of compensation.” See 42 USCS § 14505. As such, if Board Members receive any compensation or even a reduction in HOA fees, they would not be eligible to receive protection under the Federal Volunteer Protection Act.

Third, don’t pay HOA board members because it could possibly result in stiff penalties for the HOA. Under sections 501(c)(3) and 501(c)(6) of the Internal Revenue Code, Non-profit organizations are prohibited from using net earnings to benefit individuals and from allowing board of directors and members from profiting due to their positions within a non-profit organization. See 26 USCS § 501. Any non-profit organization, including HOAs, that violate these provisions may be in danger of being punished by the IRS, even to the point of losing their non-profit status. See, e.g., *John Marshall Law School and John Marshall University v. United States*, 81-2 USTC 9514 (Ct. Cl. 1981)(revoking tax exemption of law school and university for benefitting private individuals from net earnings of the organizations; *Spokane Motorcycle Club v. U.S.*, 222 F. Supp. 151 (E.D. Wash. 1963) (revoking tax exemption of club for benefitting private individuals from net earnings). With the possibility of such punishment, it is better to avoid compensating HOA Board Members.

Finally, the compensation of board members should be avoided due to the insurance and employment risks that such payments could create. Before accepting any sort of compensation a board member should have a frank conversation with their insurance professional or attorney regarding the possible implications to their insurance policy or employment practices. Board member best practices should be to avoid actions that could potentially create liability to the HOA and to safeguard the assets and property of the community.

Based on these reasons, we recommend that HOAs refrain from paying its Board Members even though it is legal to do so in Utah. For any further questions, please call us at (801) 335-9594.

Come one, come all. Share the community!



IT'S TIME TO RENEW YOUR CAI MEMBERSHIP. DON'T MISS OUT!

The best community associations have the best boards—they're educated, knowledgeable, and prepared to lead their communities successfully. CAI membership provides your board members the best resources and education to stay informed.

Join up to 15 board members for only \$250!*

We now make it easier for your **entire board** to join CAI at the **lowest cost.**

Individual Homeowner Leader—\$110

Homeowner Leader Board (2 members)—\$200

Homeowner Leader Board (3–15 members)—\$250

(Membership fee does not include mandatory advocacy support fee and optional Foundation contribution.)



Renew your entire board and they'll enjoy all of the benefits of CAI membership:

- Access to the members-only section of the CAI website, including free resources like the CAI *Board Member Toolkit* and *From Good to Great: Principles for Community Association Success*.
- Membership in your local chapter for local education and networking opportunities.
- Exclusive access to the Exchange, CAI's members-only online community where you can connect with community association colleagues from around the world to share knowledge, ask questions, and get answers.
- A subscription to award-winning publications like *Common Ground™* magazine, where you'll find the latest news and information about community association issues and trends.
- Discounted member pricing for publications, events tailored for community association board member leaders, and four free webinars.
- ...and much more!

**If you have more than 15 association board members, please call our Member Services Center for assistance at (888) 224-4321.*



(888) 224-4321
www.caionline.org

Saving for Reserves

How to Save \$18,000 on Your Next Roof Replacement



By Bryan Farley, RS
Association Reserves

The four ways to pay for Reserve expenses are:

1. *Regular budgeted contributions,*
2. *Special Assessments,*
3. *Loans,*
4. *Lowered property values due to deferred maintenance.*

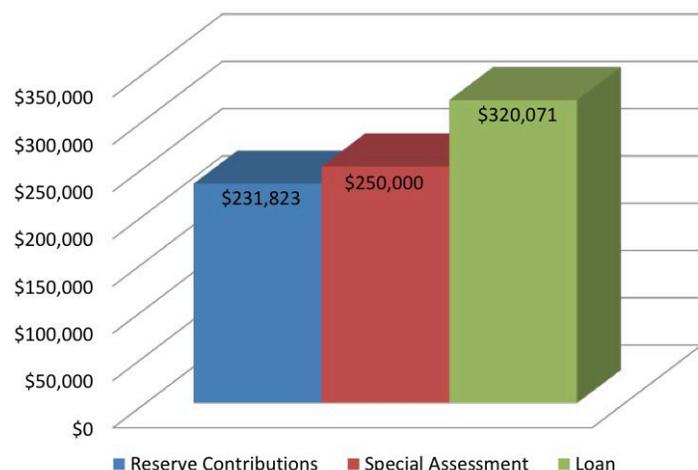
Note that it is only in the last few years that the third option, a loan to the association, has grown in availability and popularity.

While more financial institutions are offering loans to community associations, this option is not available to all associations. To qualify for a loan, an association must demonstrate enough fiscal health (positive assessment revenue stream) to demonstrate to the lender that the loan can safely be repaid. Unfortunately, it is not the fiscally healthy associations that need a loan! If the association is healthy enough to qualify, the association must then determine if the high cost of the loan is tolerable.

When making regular Reserve contributions, the association earns interest that reduces the amount of contributions required of the homeowners. For example, if contributions had been made on a monthly basis over 15 years (earning 1% interest), the homeowners would only need to contribute \$231,823 in order to fund the \$250,000 roofing project. On the other hand, in a loan situation the association contributes the **full principal plus** interest payments. For example, assuming current loan terms (7% interest for 7 years plus 1.25 points at origination), that same \$250,000 expenditure will require \$320,071 from the homeowners! Failing to play ahead cost the homeowners almost \$100,000 on this \$250,000 project!

Loans provide associations with another way to pay for Reserve expenses, but it is a very expensive option. Even though a special assessment might seem distasteful to an association with inadequate funds, while loan payments may seem small, the total cost ends up being very expensive to the association. If an association truly wants to save money, that's what they need to do. Save money by planning ahead and putting those contributions in the bank!

Funding a \$250,000 Roof Project



Why Join CAI?

The Benefits of Participation



By Amy Baird
Operations Manager
Axis Architects

Have you ever wanted to get involved with your HOA because you have seen issues and think you can do a better job, but you aren't sure if you can make a difference?

That is how it started for me; our neighborhood had only existed for two years; and, the HOA board decided to do a special assessment to all the homeowners. This had homeowners upset and almost all of the homeowners attended an HOA meeting to find out why the HOA was not financially stable. We found out that the HOA board was having secret meetings and the President and the Treasurer had not even paid their dues in over a year. Myself along with several other homeowners got elected to the HOA board to change the way the HOA was conducting business. We reviewed all the expenses, shopped for new vendors, and built up our cash reserves in a very short time period. A couple years later we were able to reduce our dues and continued to find ways to save money. That was 10 years ago. I am still involved with the HOA and I encourage everyone to take a turn volunteering and to learn how an HOA works.

My neighborhood has a main HOA with over 1,300 homes and a couple of sub-associations, one of which I live in.

Since I started volunteering on my sub-association, I have assisted in the creation of a sub-association once homeowners took control from the builder. Since we live in earthquake and wildfire prone areas, I have also helped teach homeowners about emergency preparedness. I have been on our finance and covenants committees. I am now president of our master HOA and Chair of a special service district we have in our area that provides additional snow removal and road repair. The architecture firm that I work for decided to become developers and build condos. This fit nicely into my background as I was able to set up HOA's for the condo units that the firm constructed.

I wish I had known about CAI and all the benefits they offer being a member. I now have access to HOA attorney's, community managers, recommended vendors such as lawn service and many more. There are also education classes, videos to learn from, sample forms and how to run meetings. If you have an issue with your HOA, there is a discussion board from which you can ask advice or search for information on the issue. I wish I knew about CAI a long time ago as it could have saved the HOA's that I assist with time and money. I joined the CAI board and education committee to assist homeowners and managers and educate them on ways to improve their HOA.

Liability

Five Business Insurance Mistakes That Could Cost You Millions

Mistake 1: Thinking all insurance is the same

Closer to the truth: All insurance is the same until you have a claim. While the insurance industry has certain standard policy types, most risk is insured via an individually tailored policy. Even within the same insurance company, underwriters use different policy language and add or delete coverage depending on the type of risk (in the insurance world, the customer is considered the risk).

An insurance policy is a legal contract under which the insurance company accepts certain risk from a policy holder and agrees to compensate them for specified, but uncertain future events (or claims). Insurance companies customize policies to offset the risk they are assuming with the insurance premium. While premium cost is often a major factor when buying an insurance policy, it is even more important buyers understand the language used within each policy and, in turn, the actual coverage it provides.

Mistake 2: Failing to work with experts

Just like doctors and lawyers, insurance agents have distinct specialties and expertise; ask questions to ensure your agent has sufficient experience to evaluate your business risk and assist you in purchasing proper coverage. An insurance policy is a complex contract; consulting expert insurance agents and attorneys can help you avoid exclusions and endorsements that would place your business at risk. A good agent can also help you avoid wasting premium on the wrong policy.

Mistake 3: Insurance as your only risk management tool

Insurance is a critical part of a comprehensive risk management strategy, but it should not be your only risk management tool. Other key tools include carefully prepared contracts and organizational documents, and a safety process that can be effectively implemented by management and employees.

Contracts with third parties should include provisions that allocate risk to the responsible parties, and seek indemnification from third parties whose actions may expose your business to liability. Both your internal business policies and your contracts with others can impact your insurance coverage in the event of a claim, so it is prudent to consult a competent attorney who can evaluate your contracts and operations with your policies in mind.

Mistake 4: Filing an insurance claim and forgetting about it

Often policyholders file a claim directly with the insurance carrier or via their agent without reviewing their insurance policies. When you experience a loss, the best thing to do is review your policies with your agent. There is often more than one that could respond to any given loss, and a review



By Béat Koszinowski
Community Insurance &
Risk Management Specialist
The Buckner Company

of policies will ensure that each relevant insurer is placed on notice. Filing a claim with the wrong insurance company can cause unnecessary delays, reduce claim payout, and in some cases result in a denial of coverage.

Companies should ask their insurance agent or broker to provide them with a claim filing form that is customized to their type of operations. As an example, a contractor with a fleet of vehicles should have forms for property, equipment, rented equipment, company tools, employee tools, construction site materials/installations, vehicles, employees driving personal vehicles for work, general liability and workers compensation, just to mention some of the more relevant items.

After your company completes the claim filing form, your agent and their claims advocate should start helping you build a solid foundation for your claim. Your agent can even help you gather the information and other documents needed to process your claim.

Mistake 5: Thinking a claim denial is final

Insurance policies are legal contracts that are subject to state law and relevant case law. Since the entire claims process is driven by people, you will find that there are differing opinions on how insurance coverage applies for each unique claim situation. Insurance companies use claims adjusters to help determine insurance coverage and how claims are handled. When handling larger claims, insurance companies typically utilize a more specialized adjuster or team. It is important to get an adjuster that has a lot of experience adjusting your type of claim. Claims often get reassigned based on adjuster experience.

Don't be surprised when an insurance company hires an independent law firm to find a basis for denying coverage. I recently dealt with a general liability claim where the adjuster denied coverage based on the laws of a different state. When I pointed out the laws of the applicable state, the insurance company paid the claim. It is important to consult with your agent, claims advocate and attorney to discuss your options when dealing with claim and coverage issues. Don't assume the claims adjuster knows everything or that they are always right. Never take a denial as the final word if you question its validity.

It is not uncommon that liability claims result in complicated litigation including multiple allegations of wrongdoing or damages. You should work closely with your agent during these claims to ensure every aspect of the claim gets the attention it needs. Remember, in some liability claims, the duty to defend the insured could be broader than the actual policy coverage. You may need to hire a skilled attorney to help you navigate this process.

CMCA Exam Prep Games

A Helpful Study Tool for the CMCA Examination

The CMCA Examination Quizlet is an excellent study tool that will help you grasp key terms and definitions in preparation for the CMCA examination. Quizlet is free and offers a variety of interactive study methods including flashcards, multiple choice tests, listen and type questions and even games! The quiz tool also keeps record of terms that are missed to help you strengthen your knowledge base. Quizlet is suitable for all learning styles as it offers multiple study options depending on your preference.

Link: https://quizlet.com/CAMICB_CMCA/folders/cmca-study-materials/sets

10 sets | created by CAMICB_CMCA PLUS



CMCA Study Materials

Key Terms

SORT Latest ▼ Type to filter

- 263 terms | CAMICB_CMCA
General Key Terms
- 11 terms | CAMICB_CMCA
Property Maintenance and Management
- 12 terms | CAMICB_CMCA
Human Resource Management
- 26 terms | CAMICB_CMCA
Financial Statements, Audits, Income Taxes & Investments
- 18 terms | CAMICB_CMCA
Contracting
- 10 terms | CAMICB_CMCA
Collecting Assessments
- 20 terms | CAMICB_CMCA
Budget and Reserves
- 7 terms | CAMICB_CMCA
Rule Development and Enforcement
- 8 terms | CAMICB_CMCA
Community Management
- 39 terms | CAMICB_CMCA
Meetings

Getting Your Point Across

Why Is Communication Important?

By Tod Bean, CMCA
Community Manager
SunCrest Owners Association
CCMC

Because you are a leader! Leaders must be able to communicate well in order to be successful. Clear, effective, open communication is essential in any type of work environment. If you are unable to express your desired outcomes to your employees, board members, residents or contractors they cannot be expected to deliver what is expected. How you communicate must be expressed clearly and on a consistent basis.

How many times have you or an employee stated or thought, "I didn't know that!", or "Why do I have to do this?", or better yet, "I have no idea what the boss wants from me!" You as a leader must ensure that your entire team understands what is expected and the desired outcome. How many times have you given directions to an employee only to find out they are headed in the wrong direction? It may not be because they are a bad employee or incapable of doing the work but because they didn't understand your expectations. One valuable method you can utilize so your expectations are clear is having the person give a summary of the information they just received. Then you can determine whether the message was received properly and clearly.

An aspect to effective communication is that you must achieve buy-in from your employees, board members, residents and contractors. A great leader prepares them and provides the necessary tools and support in order to succeed. Far too many leaders believe they are the only person that can accomplish an important task, or complete a deadline. This type of thinking will undermine your employees trust and will be a detriment to the team. In order for a person to effectively accomplish a goal, providing them

critical information is an absolute necessity in order to succeed. Be as transparent as possible and provide them all essential information and collaborate with all your team members. By fostering an open exchange of information will help build a great team that communicates well. Another important aspect of communication is the ability to listen. Communication is not a one-way street and you cannot communicate without being able to listen. Listening should always be a goal of yours and focus on the verbal and nonverbal language. Listening involves concentrating only on the person, committee or board and ignoring all interruptions. Great listeners also refrain from interrupting, give the speaker time to finish, show they are listening by doing things like nodding or smiling, and reflect or paraphrase back to verify their understanding.

Unable to communicate effectively is the single biggest obstacle to maximizing success. In order to overcome communication obstacles is to develop relationships. If you have a good relationship with an employee, resident, board member or contractor, you can solve any problem. If you don't have a relationship with them, everything is a problem. You must also remember that communication is a job that is never done and continues throughout your life. Equally important is sharing pertinent information. Develop and mold your working relationships in order to become an effective communicator and leader.

In conclusion, effective communication skills do not come naturally for most people. But clear and concise communication is the most important key to your success. So, order to grow as an effective communicator, you must practice repeatedly in order to improve these skills.

UCCA Committees

2017/2018 BOARD MEMBERS

Tod Bean, CMCA; CCMC/SunCrest (Manager) – President
Quinn Sperry; Morris Sperry (Business Partner) – President Elect
Robert Rosing; Wrona/Dubois (At Large) - Secretary
Ryan Bonham, CMCA, AMS; Advanced Community Services – Treasurer
Doug Shumway; Miller Harrison (Business Partner)
Greg Gardner, CMCA, AMS; FCS Community Management, AAMC (At Large)
Amy Baird (Homeowner Leader)

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Sterling Jenkins
Eric Harker
Melyssa Davidson
Jen Seals, CMCA, AMS
Justin Riley

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Burt Willie
Peter Harrison
Andrew Blonquist
Crystal Coburn
Lara Valenzuela, CMCA, AMS, PCAM
Michael Johnson, CMCA, AMS, PCAM

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Barry Wilkins
Andy Widerberg
Scott Welker
Lauren DeVoe
Mark Elton
Marla Mott-Smith Bowers
Travis Flippen

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Patsy Young - Chair
Alisa Shosted
Brandon Myers
Robert Baird, CMCA
Rosalie Woolshlager
Josh Jensen
Béat Koszinowski, CIC, CIRMS

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Jerry Jensen, CMCA, AMS
Luke Udy
Gina Yenser
Carson Bagley
Kamarie Naase, CMCA, AMS, PCAM
Kris Cook

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David Houston, CMCA, AMS, PCAM - Vice Chair/Public Relations Chair
John Richards, Esq., CCAL - Secretary
Val K. Weight - Treasurer
Jason Sucher - Vice Treasurer/Fundraising Vice Chair
Bruce Jenkins, Esq. - Legislative Analysis Chair
Michael Miller, Esq. - Legislative Analysis Vice Chair
Ray Kimber - Fundraising Chair
Jerry Jensen, CMCA, AMS - Fundraising Vice Chair
Justin Rae - Public Relations Vice Chair
John D. Morris, Esq., CCAL
LaMond Woods, CIRMS
Jill Candland
Tod Bean, CMCA

UCCAI Membership

December 28, 2017 – March 30, 2018

NEW MEMBERS

Ms. Jill Candland
Ms. Sarah Mericle waltman
Mrs. Lauren Elizabeth Pollock
Mr. Stephen Polvere
Mrs. Tamra J Riddle
Mr. Michael-John Macias
Ms. Amy Grant
Ms. Stacy Bird Lee
Mr. Bryan Farley, RS
Mr. Bill Beckham
Mr. Clayton Holderness
Ms. Meghan Allen, CMCA
Jenny Brummett
Ms. Amanda Reynolds
Mr. Tony Ledvina, CMCA, AMS, PCAM
Mr. Eric Merrill
Patricia Birsic
Ms. Tracey Curtis
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Ms. Allyson Phelps
Mr. Neil Schiffman
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