

UTAH

COMMUNITY LIVING

2019 QUARTER 1

Design Alterations

The Importance of the Architectural Rules and Committees

Spring Preparations

Prepare for Landscape Season Before Spring Has Sprung

Price v. Cost of Insurance

Pay an Amount Certain Now, or Be Surprised Later

President's Message



By Quinn Sperry
Attorney at Morris Sperry

On February 20, 2019, we participated in Community Association Day at the State Capitol. This was a very well attended event as we reviewed bills that were before the State legislature and how such would impact our industry, various state legislators (including Lt. Governor Spencer Cox) took time out of their busy schedules to address the group, and we had a presentation on Utah's current housing issues. The second quarter newsletter will further address the legislative issues of interest to our industry which transpired during the 2019 legislative session.

This year we will be holding our educational events in the morning and serving breakfast in hopes of better accommodating the schedules of our members and others in our industry. Our first event is coming up on April 12th at 8:30 a.m. and the topic is "Emotional Support Animals, part 2" which is a continuation of the educational event we held in the fall. I hope to see many of you there!

Our Chapter's mission statement:

Our mission is to improve Community Associations in Utah.

To achieve this mission, we will:

- 1) Provide education and networking opportunities to Community Association Volunteer Leaders (Board Members), Community Association Managers, Business Partners, and Legislators;**
- 2) Strive to enhance the quality of operations and management of Community Associations;**
- 3) Advocate on behalf of Community Associations through legislation;**
- 4) Improve the image and reputation of Community Associations;**
- 5) Follow a code of conduct adopted by Utah Chapter of Community Associations Institute (UCCAI) at chapter sponsored events; and**
- 6) Solicit input from owners and residents in Community Associations.**

I encourage those of us who are members of UCCAI and others in the community association industry to strive to adhere to and achieve this mission in whatever role you hold in the industry (i.e. manager, board member, community member, landscaper, insurance provider, attorney, accountant, etc.).

In addition, if you or your company has an interest in hosting a Board Leadership Development Workshop (BLDW) course to educate community members, or if you have suggestions on education topics, events, or activities for our Chapter in an effort to accomplish UCCAI's objectives set forth in the mission statement, then please reach out and share your thoughts with us.

Executive Director

Record Growth for CAI; Get Involved!



By Mindy Knudsen
Executive Director
UCCAI

A great message from Crystal Wallace, Vice President of Membership & Chapter Relations at CAI about national growth:

"Over the past 18 months, CAI has seen record growth – reaching 40,000+ members in late January! 85% of our chapters have experienced growth during this time period, with more than 20 chapters growing by more than 10% in the last 12 months. Congratulations! With this growth, we've seen record numbers of new members – greater than expected with the homeowner leader pricing structure change. Again, great news!"

Here in the Utah chapter, this is a tremendous time of the year to encourage everyone (both new and long-time chapter members) to attend 2019 events and get involved.

Educational breakfasts will be held at River Oaks Golf Course from 8:30-10 am. Look for registration details on uccai.net

- **April 12 – Service Animals, part 2**
- **May 10 – Insurance panel**
- **October 11 – Reasonable accommodations**
- **November 8 – Case laws panel**

If you'd like to participate in planning chapter events and educational programs, if you have great ideas about how to effectively promote UCCAI and other marketing tips, if you want to help grow the chapter and help improve the website and newsletters, join a committee.

- **Communication**
- **Events**
- **Education**
- **Marketing**

For more information about committees, email me at info@uccai.com. Also, you can call me at a new UCCAI phone number: 801-899-9522.



2019 CAI ANNUAL CONFERENCE & EXPOSITION

COMMUNITY NOW

May 15-18, 2019 | Orlando

Registration now open!

[learn more](#)

community ASSOCIATIONS INSTITUTE

On the Hill



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

Well the 2019 legislative session has come and gone.

Despite a light legislative load for community association related bills in the 2019 session, the Utah LAC hosted a tremendous Community Association Day at the Capitol complex on February 20th. We were thrilled to hear from our Lieutenant Governor Spencer Cox, Representative Carol Moss, and Senators Dan McKay and Kirk Cullimore, Jr.

Additionally, Abby Osborne, Vice President of Public Policy and Government Relations at the Salt Lake Chamber, presented our keynote address discussing the Utah Housing Gap Coalition. Next quarter's newsletter will highlight this important issue further but needless to say, Utah's housing costs are up and the ability for the average Utahn to purchase their own home is decreasing. We recommend you visit UtahHousingGap.com and follow the coalition on Twitter [@UtahHousingGap](https://twitter.com/UtahHousingGap).

NO Community Association related legislation passed in 2019, including our own sponsored bill. Because of unforeseen opposition to the LAC's "simple" bill, the LAC voted to table the 2019 bill and try again in 2020.

Therefore, *this is where we need YOU again to help!* We need your comments, thoughts, ideas, concerns, questions and/or interests in tweaks to existing community association legislation and new proposed legislation. The LAC will be meeting in May to set our priorities for the 2020 session and those priorities should be based on your needs. Please take a moment to drop me an email with the above – michael@hoaliving.com.

And don't forget to check out next quarter's legislative issue. Despite no new legislation, it promises to be one of the most informative legislative issues ever!



Design Alterations

The Importance of the Architectural Rules and Committees



By Karma French
Attorney
Vial Fotheringham

In most cases, condominium associations' governing documents provide for an architectural committee that is dedicated to ensuring an alteration made to any dwelling is within the confines of what Utah law and the architectural rules in the declaration allow.

At the very least, if a COA's declaration doesn't establish an architectural committee or if the association doesn't appoint one, the owners will still usually be

required to have written approval from the Association (presumably the management committee if there is no architectural committee) to proceed with an alteration. (Keep in mind also that no owner may alter or change their unit to the detriment of the COA as a whole or other unit owners "without in every case the unanimous written consent of all the other unit owners being first obtained." UCA § 57-8-43.) The effect of this is that architectural rules often bear the burden of being viewed as a means to ensure owners don't paint their doors yellow (or some other non-traditional door color). In reality, there are much more serious issues at play that those participating in or interacting with a community should be conscious of.

As most people involved in COAs know, a COA is required to provide blanket property insurance or guaranteed replacement cost insurance on the physical structures in the condominium project (this is pursuant to UCA § 57-8-43). The COA's insurance may be grossly affected by an owner's non-compliance with architectural guidelines and Utah law. Because of this, it is of the utmost importance that those monitoring for owners' compliance with the appropriate architectural guidelines are aware of the importance, lest the COA's insurance be affected.

Alterations, beyond complying with the applicable Declaration, must comply with development regulations which have been adopted by a municipality or county in which the structure being altered is situated. If any portion of a structure within the project is not in compliance with the applicable development regulations, this can adversely affect insurance coverage. In some unwelcome situations, the non-compliance prevents the COA from obtaining or keeping insurance.

If an owner's unit alterations make it impossible or impractical for the association to maintain insurance, this has broad implications. As indicated above, condominium associations are legally obligated to maintain certain coverage and failure to do so can result in legal liability under a variety of scenarios. Moreover, high-priced insurance or lack of a blanket policy will likely result in higher assessments or costly special assessments for the owners.

In most situations, there are means for the board to force an owner to comply with association regulations after an alteration has been made. However, this approach can be expensive and cumbersome. Funding will likely be a problem for both the owner and the board.

The best approach to prevent this situation is for owners, boards, property managers, attorneys, and really anyone working with an association, to keep in mind the importance of architectural guidelines and reviews. Further, be observant of owners that are making alterations without the approval of the COA and owners that have the approval of a COA but are not executing alterations properly (think "DIY"). Finally, having a policy in place to ensure that all alterations the board is aware of are in compliance with development regulations is a must. Make sure the policy is sufficiently detailed and robust to ensure oversight of alterations. Often, if the declaration does not contain detailed provisions, these can be provided in the association rules.



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

Spring Preparations

Prepare for Landscape Season Before Spring Has Sprung



By Jeremy Bailey
Business Development
BrightView Landscape Services

As the snow melts away and we once again see the drab landscape that is emblematic of Utah winter, our thoughts focus on just how quickly spring will arrive. That drab landscape will soon transform into the picturesque backdrop that makes our state such a wonderful place to live and work.

To foster that beauty, and ensure the greatest health

and attractiveness of our landscapes, there are numerous activities to be considered (and implemented) in the coming weeks.

1. Timing is Everything

Having a healthy, beautiful landscape in the late spring, summer and fall requires setting a strong foundation in the early spring. Performing pre-emergent weed control applications prior to weed seeds germinating allows for better control throughout the season. Certain insects come out of dormancy in March and April, and therefore must be treated in a timely manner to eliminate the harm they can cause. Many species of shrubs and bushes need to be trimmed in colder months while still dormant.

2. Irrigation in the Winter

No we're not suggesting running the sprinklers now when the temperatures are still below freezing. What we are recommending is having your landscape contractor take advantage of warmer periods to temporarily activate the system, evaluate its effectiveness, note necessary repairs / replacements / upgrades, and prepare for operation once the weather necessitates it. As we all have experienced, Utah weather can change rapidly. Better to use the time leading up to spring wisely, then get caught in a situation of hot, dry weather before the system is ready for routine operation.

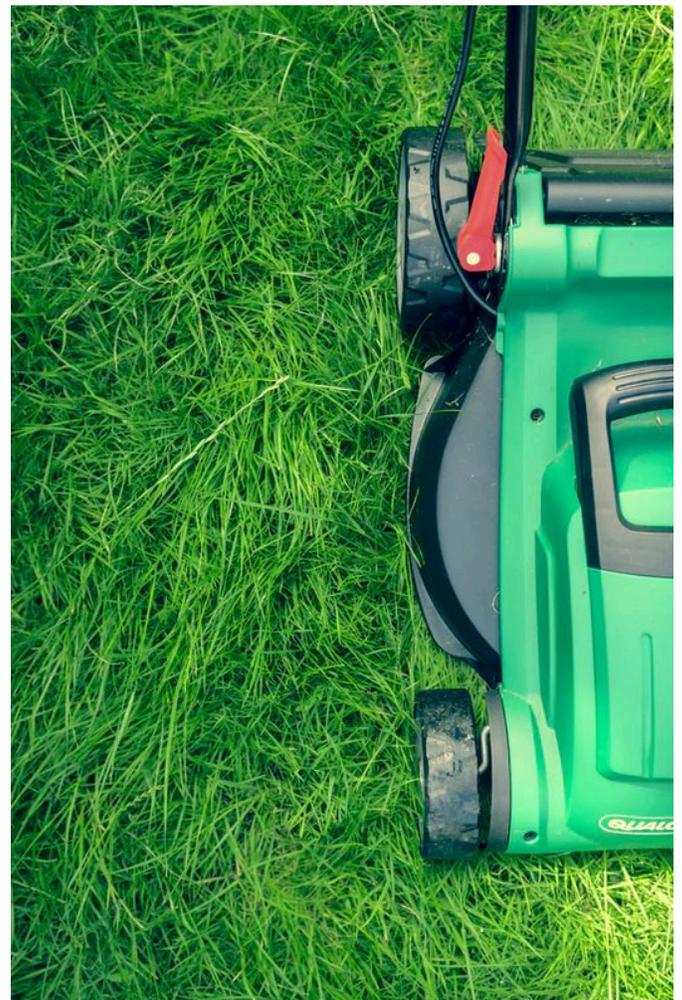
3. Take Advantage of the Off-Season

For many landscapers, times of little snow means inactivity for their laborers. Often contractors will offer better rates on improvement projects that can be performed in the "off-season" to keep their employees busy.

4. Get Ahead of the Rush

When spring arrives and planting becomes appropriate, it seems that all owners and managers want the projects they've budgeted for to be done immediately. Everything can't realistically be done at the same time. The earlier you meet with your contractors, the greater the likelihood your projects will be done first. For flowers and other plantings, some contractors will actually work with the greenhouses to have plant stock grown specifically for a particular property or client. The sooner that process can get started, the healthier, fuller and more colorful those plants will be at the time of planting. Consider doing site walks and meetings in the fall, to ensure even greater success for projects desired in the spring.

To proactively capitalize on these opportunities for success, it's imperative to have a qualified and knowledgeable contractor in with enough time to prepare for these services so that they can be executed effectively. If you're not confident that you have a contractor that can do this for you, please reach out to BrightView for help.



Price v. Cost of Insurance

Pay an Amount Certain Now, or Be Surprised Later



Joel W. Meskin, Esq., Managing Dir.
Community Association Products
McGowan Program Administrators

Community associations are creatures of budget. The primary purpose of a budget is to provide certainty and avoid surprises as the board complies with its obligation to protect, preserve and enhance the association assets.

More often than not, board members primarily focus on “price” when purchasing insurance. However, “price” is only relevant if the options presented substantially provide the same coverage -

apples for apples; or there are never any claims.

Caveat: Remember not all insurance is created equal!

The reality is most boards never make the ultimate insurance decision, because they defer this task to the CAM. Not only do they defer to the CAM for insurance decisions, they do not meet in person with the community association insurance professional. It is one thing to defer the insurance leg work to the CAM, however, it is another thing for the CAM to make the insurance purchase and maintenance decisions on their own. In my humble opinion, focusing primarily on the point of sale premium should be the last decision. The key obligation is to determine whether the insurance proposal is proper coverage to protect, preserve and enhance the association assets.

CAUTION: BOARD MEMBERS BEWARE

More often than not, the management agreement with the Association requires that the association unilaterally indemnify the Management Company and the CAM for claims arising out of services provided.

The board is obligated to protect, preserve and enhance the association assets. Primarily focusing on price in the insurance decision process is counterintuitive to this duty. Where in the governing documents does it provide that the board has a duty to save the association money when purchasing insurance? Nowhere! Rather, the duty is to determine what insurance will best protect the association assets.

Boards are authorized to seek counsel from professionals when an issue is beyond the knowledge of the average board member. Insurance is one of those issues.

Moreover, why wouldn't a board always seek counsel from a community association professional? Boards are always looking for cheaper anything. Why not obtain counsel from a community association insurance professional who does not charge.

The “cost of insurance” is not the same as the “point of sale premium.” The “cost of Insurance” is the total amount the association incurs at the time of a loss or claim plus the value of peace of mind that the association receives during the claims process. If the board made sure they purchased the best coverage for the association, the cost of insurance will have been a good deal. However, if the focus was the point of sale price as opposed to coverage, there is a very possible reality that the cost of insurance could be significantly higher than the price, because the association will be self-insured for the coverage that was sacrificed for the cheaper price.

Caveat: More important for associations than “point of sale insurance premiums” is not being surprised by uncovered claims!

CAUTION: CAMs BEWARE

Many management agreements expressly provide that the CAMs assume the task of purchasing and maintaining the association's insurance program. In other situations, many management companies take on this role voluntarily and may involve preferred insurance business partners in the process.

This practice in and of itself is not necessarily a problem. However, there are a number of traps for the unwary, including who is ultimately responsible for any errors in the purchase and maintenance of insurance. The key individuals that should be most concerned here are management company “owner” and Boards.

1. Indemnification

Most management agreements have an indemnity provision that provides that if the CAM is sued for something it did for or on behalf of the association, the insured needs to provide the CAM defense and indemnity. Accordingly, the managed association must be able to fund that obligation. Many CAMs and Boards “assume” that this can be funded by the association's Directors and Officers policy where the CAM is almost certain to be added as an additional insured, or are included in the policy definition of insured. As a result, the funding of the obligation owed the CAM is by the associations assets, special assessments or a loan.

Price v. Cost of Insurance, Cont'd.

It is also important that the Management Company or CAM understand the indemnity provisions of your state. Not all states will allow indemnification for someone's active negligence, and many if they do allow indemnity for active negligence, that provision must be expressly set forth in the agreement, and in some states follow a certain formula.

2. Community Association D&O Policy

Most Boards, Management Companies and CAMs "assume" that since the management company was working on behalf of the association, and since it is an additional insured on the D&O policy, that the CAM will be covered and that is how the insurance claim against the CAM, for whom the association agreed to provide defense and indemnity will be funded.

Unfortunately, virtually every D&O policy on the market "excludes" coverage for claims by the association against the Management Company or CAM. Even worse is that there are some D&O policies where the Management company or CAM is not even covered under a policy.

3. Management Company/CAM Professional Liability Insurance

Virtually all CAM Professional Liability Insurance "expressly excludes" any claims arising out of insurance claims. This should make sense, because a professional liability policy is intended to cover the professional from its industry professional services. CAMs are not licensed Insurance professionals.

4. Conflict of Interest

Some management companies or CAMs have their own preferred insurance professional who in turn has its own preferred insurance carrier. There are also some where the insurance is a division, affiliate or subsidiary of a management company. These may in fact provide the best products to protect the association's assets. However, there are two key requirements. First, any such relationships must be expressly disclosed to the association board. Second, under this scenario, the management company or CAM must still conduct its due diligence as to the best available coverage, and not just the best price.

5. Business Goodwill

There are "Goodwill" issues that can arise from insurance issues. First, very often the management agreement has a unilateral indemnity agreement flowing from the association to the Management Company or CAM. Theoretically, if the

CAM does not purchase and maintain the appropriate coverage, it is still protected, because the association must defend and indemnify the management company or CAM. Who will tell the board that we the management company are being sued, but you have to defend us. As long as the management company is not concerned about losing the client, there is no problem. Does the management company and CAM have an obligation to disclose this to the association before the agreement is entered?

Second, what will the neighbor associations or other associations think when they hear about this? What will the impact be on the association property values?

6. Management Company CEOs Beware

One of the biggest mysteries I have encountered in my years in this industry is why there are Management Company CEOs, executives and owners who do not make it one of the highest priorities to make sure the association's insurance program is the best. Management Companies spend so much time making sure they are additional insureds on the association insurance policies, but they do not make sure the association's policy is not the best. The management company and the CAM's coverage is only as good as the associations.

TAKEAWAYS

- Community Association Insurance Professionals do not charge to meet, counsel or present to your Board. Make the Insurance Professional's E&O on the line, not the Management Company or CAM. The Insurance Professional, not the CAM is the licensed insurance expert.
- Boards should exploit community association insurance professionals for two reasons. First, boards owe a fiduciary duty to the Association and relying on a licensed community association insurance professional. By doing so, the board develops a strong defense to a strong business judgment defense. Second, the counsel is free.
- CAMS should never sign an application on behalf of an association. The association does not pay the Management Company or the CAM
- Always make the board review the application, make any changes they need and have the appropriate board member sign the application.
- Not all insurance coverage is equal.

UCCAI Committees

2018/2019 BOARD MEMBERS

Quinn Sperry, Morris Sperry (Business Partner) – President
Robert Rosing, Wrona /Dubois (At Large) – President Elect
Michael Miller, Miller Harrison (At Large) – Secretary
Ryan Bonham, CMCA, AMS; Advanced Community Services (Manager) –Treasurer
Doug Shumway, Miller Harrison (Business Partner)
Amy Baird (Homeowner Leader)
Scott Anderson (Manager)

COMMUNICATIONS / PUBLICATIONS

Michael Miller - Liaison
Stephen Aina - Chair
Ryan Newton, CMCA
Sterling Jenkins
Eric Harker
Melyssa Davidson
Jen Seals, CMCA, AMS
Justin Riley

EDUCATION

Robert Rosing - Liaison
Andrew Blonquist - Chair
Amy Baird
Blake Johnson
Peter Harrison
Crystal Coburn
Lara Valenzuela, CMCA, AMS, PCAM
Michael Johnson, CMCA, AMS, PCAM
Neil Schiffman
John Morris
Jessica Cullimore

EVENTS

Ryan Bonham – Liaison
Tyler LaMarr – Chair
Jeff Wheeler – Co-chair
Ryan Wimmer
Barry Wilkins
Scott Welker
Marla Mott-Smith Bowers
Travis Flippen
Amy Makeever

MARKETING

Doug Shumway - Liaison
Lauren DeVoe - Chair
Patsy Young
Robert Baird, CMCA
Rosalie Woolshlager
Josh Jensen
Béat Koszinowski, CIC, CIRMS

SOUTHERN UTAH

Scott Anderson, CMCA, AMS – Liaison
David Houston, CMCA, AMS, PCAM - Chair
Jerry Jensen, CMCA, AMS
Luke Udy
Carson Bagley
Kamarie Naase, CMCA, AMS, PCAM
Greg Gardner, CMCA, AMS

LEGISLATIVE ACTION COMMITTEE

Michael Johnson, CMCA, AMS, PCAM - Chair
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
John D. Morris, Esq., CCAL
LaMond Woods, CIRMS
Jill Candland
Ryan Bonham, AMS
Dale Gifford, PCAM, RS

UCCAI Membership

December 12, 2018 – March 18, 2019

NEW MEMBERS

Mr. Helmuth Naumann
Ms. Patricia A Winterer
Mr. Ed Tallerico
A Plus Tree, Inc.
Mr. Joseph Walters
Ms. Amy Makeever
Mrs. Amy Hughes
Mrs. Mckenzie Johnson
Ms. Braydi Lazenby
Mr. Ryan H Wimmer, CMCA
Mr. Ben Banks
Mrs. Rebecca Suzanne Teets, CMCA
Michelle Pohlman
Mr. Scott Hirschi
Ms. Alexandra Catherine Chaus
Mr. Terry Nolan

REJOINED MEMBERS

Mr. Dale Gifford, CMCA, AMS, PCAM, RS
Mr. Barry Wilkins, CMCA
Ms. Megan Deming, CMCA, AMS
Mrs. Jacquelyn Parlee

RENEWED MEMBERS

Ms. Jill Candland
Ms. Pamela Clark
Mr. Michael Owens
Mr. Stephen Polvere, CMCA, AMS
Ms. Amy Grant
Mr. Jason Sucher, CMCA
Ms. Treva Thomas
Mr. Tod Bean, CMCA
Mr. Christopher James DeLong, CMCA, AMS
Mr. Daniel Rodgerson
Ms. Amanda Lamb
Mr. David C. Houston, CMCA, AMS, PCAM
Mrs. Mik'L Wells
Ms. Patricia Birsic
Mr. Connor Milne
Ms. Allyson Phelps
Mr. David G. Ricks, CMCA
Mr. Mark Beatty
Mr. Bruce C. Jenkins, Esq.
Mr. Trey Knight
Ms. Amanda Degallado
Mr. Logan Robert Watson
Ms. Susan E Stucki, CMCA, AMS
Mr. Brian Evans Brown
Mr. Paul Carter
Mr. Brian D Morrow
Mr. Sam Bell, Esq.
Mr. Burt Willie
Ms. DeAnn Ketchum
Ms. Margaret Alvarez, CMCA, AMS
Mr. Justin Kailing, CMCA, AMS
Ms. April Clark
Mrs. Karley Connolly, CMCA
Ms. Ciera Rickett
Ms. Cailin Ross

2019 CAI ANNUAL CONFERENCE & EXPOSITION

COMMUNITY NOW

Get the community association knowledge you need to make

Learn from 30+ education sessions, expand your perspective with inspiring keynotes with community association leaders, managers, and business partners from around the world.

MAY 15-18, 2019 | ORLANDO, FL

REGISTER NOW
exchange.caionline.org/ac

technology
education
best practices
network

community
ASSOCIATIONS INSTITUTE

UCCAI Designations

Name

Adam C Peters, CMCA, AMS
Alan George Elliott, CMCA, AMS
Alicia Granados, CMCA, AMS, PCAM
Andrew J Biesinger, CMCA, AMS
Béat Koszinowski, CIRMS
Barry Wilkins, CMCA
Bret Lacey, CMCA
Brian Haskell, AMS
Brian W. Morgan, Esq.
Brian Webster, CMCA, AMS
Bruce C. Jenkins, Esq.
Bryan Farley, RS
Christopher James DeLong, CMCA, AMS
Connie Taylor, CMCA, AMS
Cynthia M Romans, CMCA, AMS
Daine Smith, CMCA
Dale Gifford, CMCA, AMS, PCAM, RS
Dan Laing, CMCA
David C. Houston, CMCA, AMS, PCAM
David G. Ricks, CMCA
Debi Buchanan, CMCA
Dixie Kramer, CMCA, AMS
FCS Community Management, AAMC
Greg Gardner, CMCA, AMS
Jacob Nichols, CMCA
James Simmons, CMCA, AMS
Jason Sucher, CMCA
Jeffery Haaga, CMCA
Jenai Olga Reid, CMCA, AMS
Jenee Christy Hibler, CMCA, AMS
Jennifer Seals, CMCA, AMS
Joel W. Meskin, Esq., CIRMS
John D. Morris, Esq.
John Richards, Esq.
Jolen M. Zeroski, CMCA
Joshua Christian Jensen, CMCA, AMS

Organization

Twin Peaks Property Management LLC
WorldMark by Wyndham
Pacific Premier Bank
Traverse Mountain Master Association
The Buckner Company
Evolution Community Management
Welch Randall Property Management
Bridgetown Management, Inc
Maxwell & Morgan, P.C.
SunWest Management
Jenkins Bagley, PLLC
Association Reserves - Rocky Mountains
CCMC
Traverse Mountain Master Association
Red Door HOA Management Group
Complex Solutions, Ltd.
FCS Community Management
Coral Canyon Master Res. Owners Assoc.
FCS Community Management
FCS Community Management
Red Rock HOA Management
FCS Community Management
Vision Real Estate
All Seasons Resort Lodging
Advantage Management & Real Estate
Community Solutions
Community Solutions
Property Management Systems, Inc.
McGowan Program Administrators
Morris Sperry
Richards Law, PC
Union Bank HOA Services
FCS Community Management

Name

Justin Kailing, CMCA, AMS
Kamarie Naase, CMCA, AMS, PCAM
Karl Karren, AMS
Karley Connolly, CMCA
Kelly K. Vickers, CMCA
Kylar Lysle Lewis, CMCA
LaMond Woods, CIRMS
Lara Silvia Valenzuela, CMCA, AMS, PCAM
Lincoln W. Hobbs, Esq.
Makenzie Boothe, CMCA, AMS
Margaret Alvarez, CMCA, AMS
Megan Deming, CMCA, AMS
Michael Johnson, CMCA, AMS, PCAM
Missy McGlone, CIRMS
Phillip Russell McNeal, CMCA
Rebecca Suzanne Teets, CMCA
Richard Rockhold, CMCA, AMS
Robert Baird, III, CMCA
Ryan H Wimmer, CMCA
Ryan Newton, CMCA
Ryan O. Bonham, AMS
Sarah Blechta, CMCA, AMS
Sarah Pullman, CMCA
Scott Anderson, CMCA, AMS
Shaun Simmons, CMCA, AMS, PCAM
Shelley Grover, PCAM
Sheralyn Carter Hopkinson, CMCA, AMS
Stephen Polvere, CMCA, AMS
SunWest Management
Susan E Stucki, CMCA, AMS
Thomas S. Cartwright, CMCA, AMS
Timothy John Matthiesen, RS
Timothy Jones, CMCA
Tod Bean, CMCA
Tony Ledvina, CMCA, AMS, PCAM
Vickie Johnson, CMCA, AMS

Organization

SunWest Management
SunWest Management
Traverse Mountain Master Association
The Monterra at Whitefish
St. Regis Deer Valley
Peak 2 Peak Management Company, LLC
Sentry West Insurance Services
FCS Community Management
Hobbs & Olson | Carpenter Hazlewood
RedRock HOA Management LLC
St. Regis Deer Valley
Gores Construction Inc.
FCS Community Management
The Buckner Company
FCS Community Management
Park Pointe Management Services
Aspen Property Management
Community Solutions
Empowered HOA
Advanced Community Services
Yellowstone Club
CCMC
FCS Community Management
FCS Community Management
HOA Solutions
Wyndham Vacation Ownership
SunWest Management
Monarch Property Management
Reserve Advisors, Inc.
Bridge Street Property Management
CCMC
CINC Systems

UCCAI 2019 Sponsors

DIAMOND SPONSOR



PLATINUM SPONSOR



GOLD SPONSORS



SILVER SPONSORS

The Buckner Company
Union Bank
Mutual of Omaha Bank
Advantage Management
Complex Solutions
BrightView Landscape Services

SOUTHERN UTAH SPONSORS

CCMC
Community Association Management
FCS Community Management
Jenkins Bagley

NATIONAL CORPORATE SPONSORS

Alliance Association Bank
Allied Universal
Association Dues Assurance Corporation (ADAC)
BrightView Landscape Services
CertaPro Painters
CINC Systems
Ian H. Graham Insurance
Malarkey Roofing Products
McGowan Program Administrators
MiddleOak
Mutual of Omaha Bank@Community Association
Banking & CondoCerts
Owens Corning
Pacific Premier Bank
Popular Association Banking
PPG Paints
Reserve Advisors, Inc.
Servpro
SOLitude Lake Management
TOPS Software, LLC
Union Bank Homeowners Association Services
V3 Insurance Partners