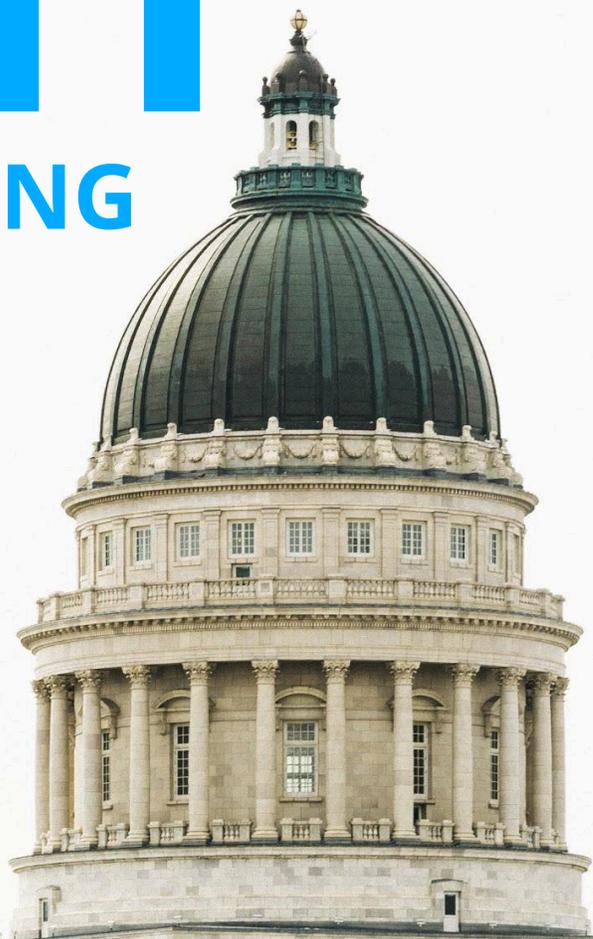


UTAH

COMMUNITY LIVING

2019 QUARTER 2



HB441

Utah's Tax Restructuring and Equalization

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President's Message



By Quinn Sperry
Attorney at Morris Sperry

The 2019 Utah Legislative Session was held from January 28, 2019 to March 14, 2019. The 45-day period saw a record number of bills introduced in the House and Senate. The 573 bills passed this legislative session was also a record.

That record number of bills means that our Legislative Action Committee (LAC) was busy reviewing all bills for provisions that may impact the community association industry, monitoring those bills that did impact our industry, introducing and supporting certain bills, and meeting stakeholders at the Capitol to discuss issues and amendments to relevant bills. I express appreciation to all members of LAC for the time and efforts you put during the legislative session as well as the hours you put in during the entire year preparing for the next legislative session.

Anyone who is interested in being more involved in LAC and our Utah Chapter of Community Associations Institute (UCCAI), please reach out to UCCAI's Executive Director, Mindy Knudsen.

Our involvement in the legislative process is a part of UCCAI's mission statement, which is as follows:

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) Elevate 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.



From Left to Right:
Ed Tallerico of RBM / 5Star Facility Services,
Utah Lt. Governor Spencer J. Cox,
Mindy Knudsen, UCCAI Executive Director
at the annual legislative luncheon.

Executive Director

Maximize Your Membership



By Mindy Knudsen
Executive Director
UCCAI

Do you have questions about your community? Would you like to collaborate more with your peers and share your knowledge? Look into the CAI exchange network. Log on with your CAI membership info and access relevant discussions about issues that you may be dealing with in your own community. Or start a discussion of your own.

<https://exchange.caionline.org/home>

Recent discussions include: template letters for rules violations, swimming lessons, dog parks, entrances without railings, smoking, rules at a public meeting, etc.

Are you a Business Partner or Management Company looking to increase your credibility and expand your business? In addition to credentials for individual industry professionals, CAI also offers the Accredited Association Management Company (AAMC) accreditation to qualifying management companies. Business partners should consider taking a professional credentials course currently offered online to qualify for the Educated Business Partner (EBP) distinction. Learn more here:

<https://www.caionline.org/LearningCenter/credentials/Pages/default.aspx>

Want more input about events, digital content and education? Join a committee. Be in the know and lend your voice to the operations of the chapter. You'll attend committee meetings and the annual planning retreat. Committee participation is also a prerequisite for service on the Board of Directors and the LAC.

Would you like to get more visibility for your business and let chapter members know more about your expertise? Business Partners and Managers can submit articles and how-to videos for the newsletter and the blog to info@uccai.com. Submissions must be approved by the Board and all submissions must be non-solicitous and informative. Blog articles and videos have an attached byline with a company link. Chapter sponsors can send in monthly submissions. This is a great way to educate your community, as well as get recognition for your business.

Want to feel more connected to the UCCAI community? Attend events. Meet people and network. Break the ice while playing golf at the annual tournament on August 28th (a team foursome is \$300) then attend the October 11th breakfast on "Reasonable Accommodations" and also attend the November 8th breakfast with a "Case Laws Panel."



Spencer J. Cox, lieutenant governor of Utah, addresses UCCAI members at the annual legislative luncheon.

National Headlines

CAI 2019 Federal Legislative Priorities



By Dawn Bauman, CAE
Sr. Vice President
CAI Government & Public Affairs

Community associations are subject to state laws that control how associations are developed, governed and managed. This state-based statutory framework has proven successful because it is predicated on the principle of local control over land-use and property decisions.

CAI supports effective regulation that ensures Community

association housing is developed, maintained, governed and managed with sound public policy objectives and standards that protect homeowners, volunteer board members management and the community association.

While the community association housing model has a state statutory framework, there are federal issues impacting community associations. Therefore, we've identified the following as 2019 priorities.

2019 Federal Legislative Priorities

1. Housing Policy

CAI supports actions to ensure responsible access to mortgage credit is available to creditworthy community association homeowners and the cost of mortgage credit for community association homeowners is reasonably related to borrower credit risk and community association operational and financial risk.

CAI supports existing federal policy providing a limited priority for community associations pursuant to state law and will support legislation and administrative actions that limit federal pre-emption of state association lien priority statutes.

CAI supports responsible growth of the FHA condominium mortgage insurance program and will advocate for administrative reform that improves creditworthy condominium homeowner and consumer access to FHA-insured mortgage credit.

CAI supports the expansion of affordable homeownership for creditworthy consumers and the role of the community association housing model in resolving the housing affordability crisis.

2. Fair Housing Act and Assistance Animals

CAI supports legislative and regulatory action to clarify housing provider reasonable accommodation obligations concerning assistance animals.

3. Association Operations

- Disaster Response and Recovery: CAI will advocate for policy changes to qualify municipal and state government disaster debris removal activities on community association roads and waterways for reimbursement under the Federal Emergency Management Agency's (FEMA) Public Assistance Program.
- Federal Flood Insurance Reform: CAI supports reforms to improve the National Flood Insurance Program's (NFIP's) financial stability, accuracy of federal flood maps, increase flood mitigation resources and increase competition in the flood insurance marketplace.

4. Community Values

CAI strongly supports self-determination of community associations through self-governance by elected community leaders who exercise authority on behalf of all homeowners pursuant to state law and their community's covenants. CAI opposes federal legislative or administrative actions that pre-empt lawful association board authorities.

5. Business Operations

- Data Security and Breach Notification: CAI will monitor the development of federal standards for custodians of personally identifiable electronic records maintained by participants in the community association housing model.
- Debt Collection: CAI supports revisions to the Fair Debt Collections Practices Act (FDCPA) that protect debtors from abusive practices and ensure due process while preserving the rights of private property owners to pursue delinquencies.

Stay up-to-date on activity related to these priorities by visiting www.caionline.org/advocacy



HB441

Utah's Tax Restructuring and Equalization



By Quinn Sperry
Attorney at Morris Sperry

Probably the most talked about bill and concept during the 2019 legislative session was HB441's proposal to restructure Utah's sales tax to include a tax on services. The argument for broadening the base for sales tax to be more inclusive is that consumer spending continues to shift from goods to services and as that happens the sales tax revenue collected by local governments (city, county, state) decreases.

During the legislative session, I had the opportunity to attend a meeting at which one legislator discussed HB441.

A takeaway for me from that meeting was how many "unknowns" there were regarding the concept of broadening the sale tax base. This legislator commented that if the sales tax were to be broadened and the rate lowered then it would be likely that the legislation would include a provision that the rate would lower incrementally over time to allow the legislature to gather more data and to ensure that the revenue being collected was at least as much as what was being collected from the sales tax on goods only.

As I have spoken with other individuals, some of the major concerns with broadening the base include: the lack of information about how much revenue may be received if the base is broadened and whether some individuals and entities will shift their purchase of services to out-of-state providers to avoid the new tax. Another concern is whether the legislature and other stakeholders (Utah citizens, businesses, etc.) will expend a lot of resources in reaching an agreement that is set forth in a bill and approved during the 2020 legislative session only to have the law repealed soon thereafter. Examples of such tax legislation to broaden the base being repealed are apparent from other states: Massachusetts broadened its sales tax base in 1990 but then repealed the law two days after it took effect over concerns of negative economic impact; Massachusetts approved a more limited bill in 2013 but again repealed that bill after two months; in 2014, Minnesota enacted a bill to expand its sales tax but then repealed it even before the law took effect; and in Missouri (in 2016) and Arizona (in 2018), voters approved laws prohibiting lawmakers from imposing taxes on any service that was not already subject to a tax.

Lawmakers have said that HB441 has been scrapped and they are working toward a new bill for the 2020 legislative session to modernize and restructure Utah's sale tax. In an effort to hopefully avoid the disastrous experiences that other states have gone through, the Utah Tax Restructuring and Equalization Task Force is holding Town Hall Meetings to gather input from stakeholders across the states of Utah. These Town Hall Meeting are scheduled as follows:

Thursday, June 27, 2019 - Kearns

Elements Event Center
5658 S. Cougar Lane, Kearns, UT 84118
6:00-7:00 pm – Open House
7:00-9:00 pm – Task Force Meeting

Friday, June 28, 2019 - Richfield

Sevier County Fairgrounds
410 E. 200 S., Richfield, UT 84701
5:00-6:00 p.m. – Open House
6:00-8:00 p.m. – Task Force Meeting

Saturday, June 29, 2019 – St. George

Dixie Technical College, Auditorium & Lobby
610 S. Tech Ridge Dr., St. George, UT 84770
1:00-2:00 p.m. – Open House
2:00-4:00 p.m. – Task Force Meeting

Monday, July 8, 2019 – Kaysville

Davis Technical College, Business Resource Ct. Main Conference Room
450 S. Simmons Way, Kaysville, UT 84037
6:00-7:00 p.m. – Open House
7:00-9:00 p.m. – Task Force Meeting

Tuesday, July 9, 2019 – Roosevelt

Crossroads Senior Center
50 E. 200 S., Roosevelt, UT 84066
6:00-7:00 p.m. – Open House
7:00-9:00 p.m. – Task Force Meeting

Saturday, July 20, 2019 – Moab

Grand Center
182 N. 500 W., Moab, UT 84532
1:00-2:00 p.m. – Open House
2:00-4:00 p.m. – Task Force Meeting

Tuesday, July 30, 2019 – Lehi

Silicon Slopes/UTC
2600 Executive Prkwy, Ste 140, Lehi, UT 84043
6:00-7:00 p.m. – Open House
7:00-9:00 p.m. – Task Force Meeting

It is important that we have various representatives of our industry (i.e.: owners, managers, attorneys, landscapers, insurance agents, etc.) present at these Town Hall Meetings to provide input on how a change to taxing services may impact community associations. If the sales tax base is broadened to include services, then this could mean that community associations may be charged a new tax on amounts charged by the association's manager, landscaper, insurance agent, attorney, reserve analysis provider, tax preparer, and other service providers. Many associations will need to increase the amount of assessments collected from owners to pay for the increased amounts owed to the vendors simply to pay for this additional sales tax. As lawmakers consider the restructuring of the state's sales tax, we must ensure that the lawmakers are educated on issues related to our industry and how community associations – and the owners that make up the associations – will be impacted.

Reinvestment Fee Limits

Utah State & Federal Law Limits on HOA Reinvestment Fees



By Bruce C. Jenkins, CCAL
Managing Partner
Jenkins Bagley, PLLC

Utah Law

In the fall of 2009, lobbyists for the Utah Association of Realtors (“UAR”), proposed legislation to halt the proliferation of transfer fees which were presumably interfering with the sale of real property. In general terms, a transfer fee covenant obligates a future buyer or seller of real property to pay, at closing, a fee upon the transfer of the property, which fee was paid to a third party often no longer

associated with the real property or homeowners association.

The typical scenario for a transfer fee covenant affecting a homeowners association would be that a Declarant may embed deeply within the CC&R’s a requirement that upon each transfer of a lot or unit, a fee would be paid at closing to the Declarant and, perhaps, also to the Declarant’s attorney and realtors. In some instances, a transfer fee covenant took on the appearance of multi-level marketing.

As a result of the efforts of the UAR, legislation was passed in the 2010 General Legislative session (Utah Code § 57-1-46) (for convenience referred to as the “Utah Transfer/Reinvestment Fee Act”), voiding and making unenforceable transfer fee covenants recorded on or after March 16, 2010. Transfer fee covenants recorded before March 16, 2010 were also unenforceable unless a separate notice of the transfer fee covenant was recorded in the land records of the county in which the real property was located.

Though eliminating transfer fee covenants, the Utah Transfer/Reinvestment Fee Act made a carve out for “reinvestment fee covenants.” What distinguishes a reinvestment fee from a transfer fee, under the Utah Transfer/Reinvestment Fee Act, is that a reinvestment fee, though due and payable at closing, is “**dedicated to benefitting the...property**, including payment for (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c)

community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) charitable purposes; or (h) association expenses.” Utah Code 57-1-46(1)(i) (emphasis added). In sum, a reinvestment fee “stays with” and directly benefits the property or association while a transfer fee “leaves” the property or association and does not directly benefit the association.

Federal Law

At about the same time transfer fee covenants were gaining the attention of Utah’s realtors and legislators, transfer fee covenants were also coming to the attention of federal regulators and legislators. Effective February 8, 2011, approximately one year after Utah adopted its Transfer Fee Act, Congress enacted 12 C.F.R. § 1228 adopting restrictions on private transfer fee covenants and related securities and mortgages. In short, the Federal Transfer Fee Act does not per se prohibit transfer fees, but prohibits Federal Home Loan Banks (Fannie Mae/Freddie Mac) from accepting mortgages encumbered by transfer fees that do not directly benefit a covered association (hereafter for convenience referred to as the “Federal Transfer Fee Act”). The Federal Transfer Fee Act does not, however, separately define a transfer fee covenant and a reinvestment fee covenant but treats both as “private transfer fee covenants.” The distinction made by the Federal Transfer Fee Act is that a transfer fee covenant would be permitted in the case of a “covered association,” including master and sub-associations. Like Utah, the Federal Transfer Fee Act requires that the private transfer fee provide a “direct benefit” to be used “exclusively to support maintenance or improvements to encumbered properties, an acquisition, improvement, administration and maintenance of property owned by the covered association.” (Emphasis added.)¹

If, however, a private transfer fee covenant in a covered association **does not provide a direct benefit** to the association’s property, “[t]he Federal Home Loan Banks shall not accept such mortgages or securities as collateral . . .” (12 C.F.R. 1228.2) So, one may ask, where is the problem since the federal law and Utah’s law are quite similar?

¹ Also, like Utah, under federal law a direct benefit is deemed to include “cultural, educational, charitable, recreational, environmental, conservation and other similar activities” that are conducted in or will protect the covered association’s properties.

Reinvestment Fee Limits, cont'd.

The rub, at least with some banks, including certain administrators and lawyers within U.S. Bank, is with Utah's definition of "association expenses" that are approved as part of a reinvestment fee covenant. The Utah Transfer/Reinvestment Fee Act further defines association expenses as follows:

- (a) "Association expenses" means expenses incurred by a common interest association for:
 - (i) the **administration** of the common interest association;
 - (ii) the purchase, ownership, leasing, construction, operation, use, **administration**, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds;
 - (iii) providing, establishing, creating, or managing a facility, activity, services, or program for the benefit of property owners, tenants, common areas, the burdened property, or the property government by the common interest association; or
 - (iv) other facilities, activities, services, or programs that are required or permitted under the common interest association's organizational documents." (57-1-46(1)(a))

Although both the Utah Transfer Fee Act and 12 C.F.R. 1228 allow for the costs of administration of the common interest association (the Utah Transfer Fee Act goes further and includes a number of other approved association expenses. (See 57-1-46(1)(a)(ii) – (iv)). It is these other association expenses that U.S. Bank has, at least in the experience of this author, taken an exception to. The argument is that this overbroad statement of association expenses under the Utah Transfer/Reinvestment Fee Act may not provide a direct benefit to the covered association and therefore prevent a loan from being eligible to be a federally backed mortgage.

The risk this poses to homeowner associations is that lenders could refuse to loan on lots or units subject to a reinvestment fee covenant that would allow recovery for all the expenses listed in Utah Code § 57-1-46(1)(a)(ii) – (iv). Additionally, banks may refuse to approve amendments to CC&R's that contain a reinvestment fee covenant, in instances where mortgagees have the right to approve amendments under the association's CC&R's.

Though this author thinks that U.S. Bank is wrong and that their interpretation of 12 C.F.R. 1288 is too narrow, it may be that homeowner associations in Utah will want to, within their reinvestment fee covenant, limit recovery of association expenses under 57-1-46(1)(a)(i) to those dealing specifically with the "administration of the common interest community" and not the additional expenses listed under 57-1-46(1)(a)(ii)-(iv).



Senator.... addresses UCCAI members at the annual legislative luncheon.

HB 43

Support Animal Amendments



By Lauren DeVoe
Attorney at Morris Sperry

House Bill 43 (HB 43), enacted during the 2019 General Legislative session, amends the Utah Code chapter titled “Rights and Privileges of Person with a Disability.” HB 43 takes aim at what many view as a system meant to accommodate disabled individuals but abused by persons seeking to circumvent rules and policies that would otherwise restrict or prohibit their pets.

What HB 43 Changes

Primarily, the intent of HB 43 is effectuated through the establishment of criminal penalties for various actions. For example, by revising provisions already in existence with regard to service animals to include support animals¹, “intentionally and knowingly falsely representing to another person that an animal is ... a support animal” or to “knowingly and intentionally misrepresenting a material fact to a health care provider for the purpose of obtaining documentation from the health care provider necessary to designate an animal as ... a support animal” is now a criminal offense punishable by up to ninety (90) in jail and/or a fine not exceeding \$750.00. Utah Code Ann. §§ 62A-5b-106(2)(a)-(b), 76-3-204(3), 76-3-301(1)(e). Similarly, HB 43 establishes a class C misdemeanor penalty for any non-disabled individual who “uses an animal to gain treatment or benefits provided only for an individual with a disability.” Utah Code Ann. § 62A-5b-106(c).

In addition to some minor “clean up” revisions, HB 43 clarifies when an individual is liable for any damage that individual’s service or support animal causes. Specifically, HB 43 states that housing providers may not charge extra fees or deposits for service or support animals, though they “may recover a reasonable cost to repair damage caused by a serviced animal or a support animal.” Utah Code Ann. § 62A-5b-104(b). Moreover, a disabled individual with a service or support animal or a non-disabled person with an animal in training to be a service animal or police service canine is liable for loss and damage the animal causes to public places, common carriers (i.e., buses, airplanes, etc.) hotels and motels, amusement parks and resorts, and private dwellings. Utah Code Ann. § 62A-5b-104(3).

What HB 43 Achieves

Proponents of HB 43 conceded early on that the legislation was unlikely to be enforced, but their stated goal was to dissuade non-disabled individuals from claiming they required a reasonable accommodation to have a support animal. It is too early to tell whether HB 43 will have the desired effect, but a facial review of its language leads to several preliminary conclusions.

First, unlike a service animal, a support animal does not have to be trained to perform any particular task, or trained at all. Rather, an individual may qualify as disabled, and having an animal may be a necessary accommodation for that individual. But health care providers do not qualify any particular animal as a support animal, rendering Utah Code Ann. §§ 62A-5b-106(a)-(b) difficult to apply if not meaningless.

Second, given the federal and state laws protecting patient privacy, in addition to concerns that criminalizing statements to a health care provider may hinder the patient-provider relationship or chill patients’ ability to speak openly with providers or interfere with the constitutional right of free speech, the legality of section 106(b) may be challenged.

Third, it is unclear how HB 43’s criminalization of “us[ing] an animal to gain treatment or benefits only provided for an individual with a disability” may be applied successfully. In the context of a fraudulent request for reasonable accommodation to keep a support animal, a fair argument could be made that the individual making the fraudulent request is not “using” the animal, but is rather falsely asserting he or she is disabled and/or needs an accommodation, or is using false supporting documentation.

Finally, while HB 43 corrects the prior statute to permit losses or damage to be recouped from a service or support animal causes, it fails to specify that in the context of housing (and likely others), losses or damage may only be assessed to the owner of a service or support animal if such losses or damages are pursued in similar situations involving non-service, non-support animals.

While among the various states the substance of HB 43 is not new, whether it will rectify the shortcomings of the current governing federal law applicable to support animals remains, for now, unknown.

¹ HB 43 defines “support animal” as “an animal, other than a service animal, that qualifies as a reasonable accommodation under federal law for an individual with a disability.” Utah Code Ann. § 62A-5b-102(3).

Political Polarization

and Its Impact on Communities



By Dawn Bauman, CAE
Sr. Vice President
CAI Government & Public Affairs

In this age of political divide, it's clear that people have stopped treating one another with courtesy and respect. I have colleagues and friends from the far left to the far right and everywhere in between, yet any conversation about political issues quickly devolves into anger and hostility.

Unfortunately, my Facebook page in particular has become a place where friends of mine

attack each other. After lashing out, conversations seem to end quickly.

What happened to civility? What happened to having constructive conversations about difficult topics, without personally attacking someone?

In the media, we regularly see elected officials behaving in a similar manner. This behavior and the harsh tones have become an undercurrent in society—at the workplace, in the grocery store, on the little league field, and in our communities.

Many community associations across the country are recognizing this as an issue and have taken steps to bring tolerance, respect, and civility back to the forefront. [Sunriver Owners Association](#) in Oregon is one such community. Its board of directors recently adopted the following Code of Civility:

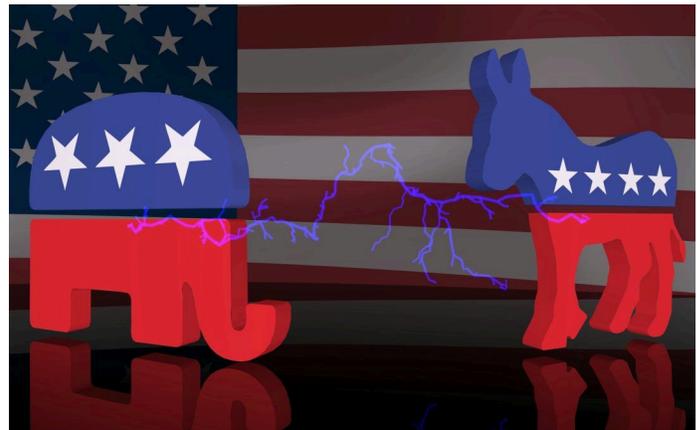
We, the Board members of the Sunriver Owners Association, expect our community climate to be safe, secure, mutually respectful, and tolerant of its staff, volunteers and all of its members.

We expect a community free of incidents that create a hostile working or living environment.

We expect a healthy and responsible attitude to accompany all interactions in the community.

We expect all SROA members and guests to respect association staff and volunteers and other persons in the community regardless of their actual or perceived age, color, creed, disability, gender identity, national origin, race, religion, sex, or sexual orientation.

A vibrant, thriving community is made up of individuals who model these standards and hold each other accountable. In order for the community to encompass the goals outlined above, each individual must be responsible and accountable for her or his own actions and words.



While it may be disheartening that these steps to bring civility back to our communities need to be taken, it is our current reality. So, congratulations, Sunriver Owners Association. I hope more community associations across the country follow suit and adopt similar codes. Frankly, I hope our elected officials do too.

You'll be able to read more about civility codes when the Jan/Feb issue of Common Ground TM magazine hits your mailboxes and inboxes in early January.

For more resources that address the political polarization in our country and its impact on communities, check out the following:

"Divide and Conquer", Common Ground TM magazine May/June 2018:

<https://www.caionline.org/CommonGround/magazine/Pages/Divide-and-Conquer.aspx>

Better Angels

<https://www.better-angels.org/>

Partisan Polarization

<https://www.the-american-interest.com/2018/05/16/the-top-14-causes-of-political-polarization/>

Pew

<http://www.pewresearch.org/fact-tank/2017/10/05/takeaways-on-americans-growing-partisan-divide-over-political-values/>

<http://www.apsanet.org/portals/54/Files/Task%20Force%20Reports/Chapter2Mansbridge.pdf>

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Michael Miller, Miller Harrison (At Large) – Secretary
Ryan Bonham, CMCA, AMS; Advanced Community Services (Manager) –Treasurer
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Amy Baird (Homeowner Leader)
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Jill Candland
Ryan Bonham, AMS
Dale Gifford, PCAM, RS

UCCAI Membership

March 18, 2019 – June 27, 2019

NEW MEMBERS

Ms. Lou Ann Barton
Harold Thomas Jenson, Jr.
Mr. Phil Lamb
Mr. Ray Clark
Ms. Katie Harris
Mr. Joseph Morgan
Ms. Tami Cordon
Ms. Harlee Dicharo
Ms. Katrina Thatcher
Ms. Corey A Bohi
HomeWiseDocs.com
Mr. Charles William Wason, CMCA
Mr. Blake Sanford
Mrs. Emily O'connor
Miss Taylour M Wilson

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Mr. Todd Davidson, CMCA, AMS, PCAM
Ms. Karla Avila
Mr. Shaun McMurry
Vial Fotheringham, LLP
Ms. Michele Marie Townsley, CMCA

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Mr. Ryan O. Bonham, AMS
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Mr. Jerry Jensen, CMCA, AMS
Mr. Jerry Jensen, CMCA, AMS
Ms. Melissa D. Scott
Ms. Becki Wheeler
Mr. Jeff G. Wheeler
Mr. Robert Forney
Mr. Robbie Pepper
Mr. Scott Anderson, CMCA, AMS
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Mr. Greg Gardner, CMCA, AMS
Mr. Joshua Christian Jensen, CMCA, AMS
Ms. Catherine M. Johnson
Ms. Elizabeth Johnson
Mr. Michael Johnson, CMCA, AMS, PCAM
Mr. Paul Johnson
Mr. Dan Laing, CMCA
Mr. Shaun Simmons, CMCA, AMS, PCAM
Ms. Beverly A. Robinson
Mr. John Hammersmith, CMCA, AMS, PCAM
Mr. Ray Kimber
Mr. Lincoln W. Hobbs, Esq.
Mr. John D. Morris, Esq.
Mr. Joseph B. Holland
Ms. Kelly K. Vickers, CMCA
Robyn Fladland
Ms. April Clark
Mr. B'eat Koszinowski, CIRMS
Mr. Adam C Peters, CMCA, AMS



Senator.... addresses UCCAI members at the annual legislative luncheon.

UCCAI Designations

Name

A. Richard Vial, Esq.
Adam C Peters, CMCA, AMS
Alan George Elliott, CMCA, AMS
Alicia Granados, CMCA, AMS, PCAM
Andrew J Biesinger, CMCA, AMS
Beat 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
Charles William Wason, CMCA
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
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Property Management Systems, Inc.
Advanced Community Services
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Morris Sperry
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