

From: Community Associations Institute - California Legislative Action Committee
<caiclac@aol.com>

Subject: Grassroots Help Needed TODAY on SB 563

Date: May 2, 2011 1:01:46 PM PDT

To: dcs@sghoalaw.com

Reply-To: ahoc@surewest.net



Serving 3,000,000 California Households in Condominiums and Homeowner Associations

CAI-CLAC NEEDS YOUR HELP!

TO: ALL HOA INTERESTED PARTIES

URGENT -- PLEASE CONTACT THESE SENATORS TODAY ABOUT SB 563, DUE TO BE VOTED UPON TOMORROW, TUESDAY!

<u>First</u>	<u>Last</u>	<u>District #</u>	<u>Capitol Phone (916)</u>	<u>District Fax (916)</u>	<u>Main areas represented</u>
Mark	DeSaulnier, Chairman	07	651-4007	445-2527	Antioch - Brentwood - Concord - Danville - El Cerrito - Lafayette - Martinez - Moraga - Mountainview - Orinda - Pittsburg - Richmond - San Ramon - Walnut Creek - Pleasant Hill
Ted	Gaines, Vice Chair	01	651-4001	324-2680	Counties of Modoc - Lassen - Plumas - Butte - Sierra - Yuba - Placer - Nevada - El Dorado - Amador - Calaveras - Alpine - Mono -
Tom	Harman	35	651-4035	445-9263	Irvine - Costa Mesa - Newport Beach - Huntington Beach - Fountain Valley - Laguna Beach - Westminster - Cypress - Garden Grove

Bob	Huff	29	651-4029	324-0922	Arcadia - Claremont - Covina - Diamond Bar - Duarte - Glendora - La Habra Heights - La Mirada - Monrovia - San Dimas - Sierra Madre and a portion of Pomona - Whittier
Christine	Kehoe	39	651-4039	327-2188	La Jolla - Coronado - San Diego - Point Loma - Imperial Beach - Lemon Grove - Claremont - Mira Mesa - Del Mar
Alan	Lowenthal	27	651-4027	327-9113	Long Beach - Avalon - Bellflower - Cerritos - Downey - Hawaiian Gardens - Lakewood - Rancho Palos Verdes - Artesia - Lynwood - Signal Hill - South Gate - Florence-Graham - Willowbrook
Fran	Pavley	23	651-4023	324-4823	Santa Monica - Beverly Hills - West Hollywood - Westlake Village - and a part of the City of Los Angeles
Michael	Rubio	16	651-4016	327-5989	Bakersfield - Fresno - Avenal - Coalinga - Hanford - Shafter - Wasco
Joseph	Simitian	11	651-4011	323-4529	Stanford - Cupertino - Los Altos - Los Gatos - E. Palo Alto - Atherton - Foster City - Menlo Park - Redwood City - San Carlos - Woodside - Palo Alto - San Jose - Santa Cruz - Capitola

(You are welcome to call or cut and paste this letter into your word processing program, print it and fax it.)

TO: Senate Transportation & Housing Committee Members

RE: SB 563 (DeSaulnier) ... Homeowners Association Board Meetings... OPPOSE

I sincerely ask you to vote "NO" on SB 563 which prohibits any actions and communications among HOA board directors outside of noticed board meetings (excluding emergencies).

HOAs are corporations and already comply with Corporate Code and Civil Code requirements for making decisions, taking actions in furtherance of their fiduciary duties to their members, and reporting to the members.

Routine matters need to be acted upon as they arise and holding off until the next board meeting may be impossible or impractical for a variety of reasons.

To my knowledge, there is no outpouring of abuses that warrant this bill which will assuredly have unintended consequences.

Reasons to OPPOSE:

1. Prohibits directors from talking about ANY item outside of a noticed meeting.
2. Cripples board's ability to act on non-emergency but essential items between meetings.
3. Wipes out the ability for directors to agree by written consent between meetings, a long standing right for all other corporations.
4. Requires additional notices, costing HOAs more money.
5. Informs members about Executive Committee meetings that they are not allowed to attend, causing severe member frustration.
6. Impossible to enforce; even casual conversation at social events could be intentionally unlawful.
7. Will lead to litigation; minor perceived violations will be seized upon.
8. How can directors even talk or email about convening the next meeting?
9. Informal outreach and "walk around" gatherings among members and board directors would be unlawful.

SIGNED: _____
NAME: _____
HOME ADDRESS: _____
PHONE: _____

Respectfully,

Skip Daum

**Skip Daum, Legislative Advocate
Community Associations Institute - CA Legislative Action Committee**

[Forward email](#)



This email was sent to dcs@sghoalaw.com by caiclac@aol.com | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

CAI-CLAC | 5355 Parkford Circle | Granite Bay | CA | 95746