

A Minnesota Homeowner Bill of Rights is desperately needed and is just common sense.

Unified Protections and Clarity

- Provide a unified set of protections for homeowners and transparency of Association operations, regardless of whether an Association is operating under Minnesota State Statute 515B or 317A

Elections and Boards

- Regularly scheduled elections for the Boards of Directors with fair and transparent process
- Defined maximum number of terms a member can serve on a Board of Directors

Operations and Education

- Require HOA board members to attend or receive basic education on the laws regarding HOAs and how to resolve conflict.
- Provide an agenda and notice of every upcoming meeting to be provided to members.
- Require an open forum at each board meeting where homeowners can bring forth concerns or questions to the board of directors regardless of whether the topic is on the agenda.
- Set reasonable limits on dues increases in one calendar year with a maximum dollar amount of special assessments that can be applied to a property without an alternate, reasonable payment arrangement offered to the impacted homeowner.
- Limits on the maximum amount of interest that can be charged to a homeowner

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Accountability and Transparency

- Create a central database of Minnesota homeowners' associations and Common Interest Communities with a duty to provide the annual report to the database.
- Adequate notice and opportunity to discuss any proposed rule changes to an Association with grandfathering in of homes if a rule changes after purchase.
- Regular Financial Disclosure requirements and scheduled financial review or audits of financial records of the association and that those records must be provided to the members upon request.
- Require an association to solicit bids for any contract for services over \$25,000 in one calendar year.
- Adopt a conflict-of-interest and anti-self-dealing policy for Board Members, Management companies and vendors.
- Protect property owners from negative credit reporting when a fine or fee is under dispute.

Dispute Resolution and Oversight

- Provide clear due process in dispute resolution.
- Provide an additional avenue to resolve conflict such as meditation or alternate legal avenue such as housing court to resolve a dispute with an HOA.
- Creating an oversight or regulatory body that would provide a place for homeowners to report abuse or where Boards and members can obtain best practices or education.
- Revise current law to allow corrective action to be taken by an oversight or regulatory body or the Attorney General.

A level playing field for fairness and housing security is important for the 1.56 million Minnesotans that currently live in HOAs and Common Interest Communities.