

Lynn Boergerhoff, President
HOA Leadership Network

Remarks to the Work Group on Common Interest Communities and HOAs
Listening Session January 9, 2025

Introduction

I have 9 years of townhome HOA board leader experience. I founded the HOA Leadership Network in 2018. Our mission is to connect and support HOA board leaders through education, collaboration, and research. We provide free monthly educational meeting at four metro-area chapters. Our website is <https://hoalnet.com>.

My recommendation

I am speaking today to recommend amending the Minnesota Common Interest Ownership Act 515B to require approved HOA board leader education.

HOA board leadership is an unfunded mandate – authority and duties without resources

1. Townhomes, condominiums, and other homeowner associations (HOAs) are a significant part of metro-area housing stock and are present throughout the state.
2. We estimate 3,800 townhome, condominium, and cooperative HOAs in 7-county metro with 197,000 housing units and over 15,000 board leaders ¹.
3. HOAs are widely distributed across the metro area with little opportunity for networking, peer learning, and foundational education.
4. Volunteer HOA board leaders are required by state law and their governing documents to protect and maintain HOA property values.
5. Despite accepting significant authority and fiduciary duties, few board leaders have adequate preparation to govern and administer their HOAs as a nonprofit corporations and promote a community of homeowners.
6. Most problems reported to the Work Group by HOA homeowners arise from misunderstandings or misguided actions by HOA board leaders, HOA homeowners, vendors, realtors, and others.

7. Providing adequate education for HOA board leaders will reduce reported problems and improve outcomes with homeowners. Homeowners, vendors, realtors, and others will also benefit from better understanding HOAs and HOA living.

Current Minnesota HOA board leader education

1. HOA board leaders need and want to be successful.
2. 2024 HOA leadership Network membership grew 350 to 980 members.
3. Current HOA board leader education in Minnesota is fragmented, infrequently offered, and inaccessible for most HOA board leaders.
4. Law firms, larger association management companies, Community Associations Institute-Minnesota, and the HOA Leadership Network.

HOA board leader education is both recommended and required ²

1. HOA board leader education is recommended by the Community Associations Institute (CAI), a leading national organization for HOAs and the HOA industry. CAI offers HOA board leader certification course.
2. HOA board leader education is required by statute in 12 states: Arkansas, California, Colorado, Florida, Indiana, Maryland, Massachusetts, Missouri, New Jersey, North Carolina, Oklahoma, and Rhode Island. Legislation is proposed in Hawaii.

Benefits of foundational HOA board leader education

1. Fulfill fiduciary duties to protect and maintain HOA property values
2. Increased board leader competency, confidence, and satisfaction
3. Increased likelihood of homeowners accepting future board leadership
4. Increased homeowner satisfaction in use common areas and enjoyment HOA living and trust in board leadership
5. Improved working relations with association managers, vendors, others
6. Reduced risk of loss and legal action to HOA and board leaders
7. Reduced disputes and grievances among homeowners
8. Reduced complaints to authorities and policy-makers
9. Increased likelihood of financially healthy city housing.

The HOA Board Leader Certificate Course

In response to the identified need for foundational HOA board leader education, the HOA Leadership Network is creating the HOA Board Leader Certification Course (BLCC). The purpose is to provide foundational knowledge and skills to enable HOA board leaders to understand and perform their fiduciary duties in HOA governance, business operations, and community.

1. Developed with generally accepted instructional design and adult learning principles and using modern content authoring tools and learning management system ³.
2. Total 4 hours comprised of sixteen 15-minute modules organized in three tracts: HOA Governance (7 modules), HOA Business Operations (6 modules), and HOA Community (3 modules).
3. Available online, on-demand, adaptive formatting, and ADA compliant.

Conclusion

1. Volunteer HOA board leaders accept significant authority and duties without foundational knowledge and skills needed for success.
2. Most HOA problems arise from misunderstanding and misguided actions.
3. HOA board leaders can learn foundational knowledge and skills through a well-designed educational course.
4. Board leaders, homeowners, association managers, vendors, realtors, and cities will benefit from improved understanding of HOAs and HOA living.
5. The Minnesota Common Interest Ownership Act (515B) should be amended to require HOA board leaders to successfully complete an approved certification course.

References

1. MetroGIS Metro Regional Parcel Dataset, July 2024.
2. Internet search January 7, 2025 using term “HOA board leader education required.”
3. [Articulate 360](#)