

	Group	Principle	Priority	Impact	Topic	Bill Segment	Recommendation	Detail/Notes
Recommend	2	Transparency			Financial Interests	Assessments	Require Financial Reporting on Assessments	Budget, Implementation,
Recommend	1	Reasonableness, Fairness, Transparency			Governance	General	Establish a clear "Reasonableness & justifiable standard" (legal) for Boards and Property Management Decisions	Suggested by Chair Bahner, Vice Chair Lucero, Member Cole - Add clarity to the term "reasonable" in the statute (e.g. "reasonable fees"). (Can we look to existing statute for the do's/don'ts of what may be charged by landlords, i.e., what is permissible? A schedule of fees? Timelines? Requirements on interest charged on fees? And potential caps on the fees?)
Recommend	1	Transparency			Governance	Boards	Codify MN HOA Board Leadership Organization	
Recommend	1	Transparency			Governance	Boards	Clarify roles and responsibilities & expectations for board members as a part of statute (best practices)	Member Cole, Chair Bahner Example of law firm/management company restricting communication between Member Cole and HOA board
Recommend	1	Fairness			Governance	Dissolution	Provide clear and reasonable dissolution standards for associations w/shared property	
Recommend	1	Reasonableness			Governance	Dissolution	Create reasonable process guidelines to dissolve an HOA when there are single family homes (without common interests).	Suggested by Member Young Kimball. Chair Bahner: Unreasonably high thresholds (e.g., 80% of homeowners and lienholders, such as Wells Fargo)
Recommend	1	Transparency			Governance	Documents	Require boards to make service contracts available (upon request) or publically posted for members and have attorney general oversight of HOA's because they replicate tenant/landlord dynamics	Suggested by Member Taylor.
Recommend	1	Clear Communication, Transparency			Governance	Documents	Require By-laws be written in clear, concise, plain language	ie Board must <do>, Board may not <do>....., HO must <action>...., HO may not <action>...
Recommend	1	Clear Communication, Transparency			Governance	Documents	Create Standard, By-Law Elements (Best Practices)	May Include Prohibitions, Fee & Fine schedules, Fee & Fine Prohibitions, Dissolution, Open Meeting Policy, Communication Policy (Members to Board and/or Property Management), Foreclosure Process and HO Rights and Responsibilities, COI Policy, Financial Documents and Disclosure Policy (location, access, update schedule, retention policy), Appeals Process (no cost vs cost), Variance Process (Signs, Businesses, play equipment, flags, vehicles, disability accommodations), Disability Policy & Non-Discrimination Policy
Recommend	1	Reasonableness, Transparency			Governance	Documents	Create Standard, "Reasonable" Process for Changes to Bi-Laws (new & existing)	Must have checks and balances for homeowners, notifications, timeframes, open meeting discussion, etc
Recommend	1	Transparency			Governance	Documents	Provide a Copy of Updated By-Laws	ie publish SOS, make available online (accommodations for disabilities or resources for non-English speakers)
Recommend	1	Clear Communication			Governance	Documents	Clarify information collection and communication budget that HOAs are asked to come in under (overcommunication and under communication are both problems)	Suggested by Member Murray
Recommend	1	Transparency			Governance	Documents	Provide Homeowner Access to Governing Documents	Formats for reporting at no cost to them, ie websites may not be accessible to srs
Recommend	1	Transparency			Governance	Documents	Make unenforced covenants "automatically" revoked unless HOAs collectively renew them at annual meetings.	Suggested by Member Murray. If there is a rule that is not being enforced, don't let it lay dormant to be selectively applied.
Recommend	1	Clear Communications			Governance	Fines & Fees, Foreclosure	Require HOA Boards and/or Property Management to set a Clear Communication Plan for all Homeowner Communications	Include who is RACI - (Responsible, Accountable, Consulted, Informed) Include reasonable timeline for notification, public comment, voting & decision Include a method for written public comment

Recommend	1	Transparency			Governance	Freedoms	Prohibit Boards or Property Managers from creating policies that preclude unit owners from talking to others homeowners	Member M. Anderson--Note: (See generally Ch. 317A.
Recommend	1	Reasonableness			Governance	Freedoms	Prohibition from HOAs dictating that HOA members cannot use common areas	Suggested by Member Taylor. ie walk on grass to play ball
Recommend	1	Reasonableness			Governance	Freedoms - Misc	Prohibition on banning home businesses and work vehicles	Member Taylor (Note that HOAs have the ability to restrict free speech--more authority than the law)
Recommend	1	Reasonableness			Governance	Freedoms - Misc	Set Limitations on practices dictating single family homes (e.g., solar panels, pollinator garden, not barring home businesses, not barring work vehicles parked in driveways)	Suggested by Member Young Kimball. Chair Bahner: Bill introduced in 2023 will likely return in 2024 re: solar panels, home businesses. Sustainability (related to solar panels).
Recommend	1	Fairness			Governance	General	Provide clear and reasonable guidelines for when a HOA must not be created or an alternative structure to oversee common maintenance, or elements (elder community)	Consider limits for the number of units required to qualify for an HOA and standard criteria
Recommend	1	Transparency, Reasonableness			Governance	General	Develop a set of required practices for HOA governance, including more emphasis on collective governance vis-a-vis running HOA board meetings, communications, and weeding out rules that have discriminatory impact	Member Taylor. Use examples from other states re: collective governance and homeowner rights. Chair Bahner: Sponsored legislation in '24 session re: open meeting laws and proxy voting.
Recommend	1	TBD			Governance	General	Provide protections for staff members serving HOAs/CICs (including vendors and contractors)	Member Zavadsky
Recommend	1	Reasonableness			Governance	General	Reduce unnecessary bureaucracy and process - Sludge - Excessive or unjustified friction that prevents people from achieving their goals and fulfilling customer commitments (see "Sludge audits" from New Zealand)	Member Murray: New recommendation topic
Recommend	1	Reasonableness, Transparency			Governance	General	Policies and reasonable governance standards for HOAs -	Member Kimball: New recommendation topic
Recommend	1	Transparency			Governance	Open Meetings	Require homeowner input before a budget passage (or decisions are made)/greater clarity on open meeting statute and on review of budgets. Allowing anyone who would like to serve on board committees. Allow comments and participation re: HOA budget before (not after) decisions are made.	Suggested by Member Taylor. Eliminate practice where board is able to require qualifications for members to participate in committees (e.g., accountant qualification to serve on budget committee). Member Howard: S15B in Statute 3.1151 allows HOAs to build up reserves. Should not remove this ability.
Recommend	1	Transparency, Clear Communications			Governance	Open Meetings	Establish all HOA Boards must have at a minimum an Annual Meeting, that is open to all members	Must meet at least 1 time per year,
Recommend	1	Transparency			Governance	Open Meetings	Revise & Strengthen Open Meeting Rules	
Recommend	1	Transparency			Governance	Documents	Set Standard list of what needs to be included in CICs/HOAs by laws and gives a full disclosure about the fees ("schedule of fines and fees" for that HOA), in plain language, before homeowners buy the property. How RESPA and CAIOA impact this. Ensure that homeowners understand that if you don't pay your fines and fees, you are subject to foreclosure.	Suggested by Chair Bahner. Still need to talk about realtors providing standard info re: CICs/HOAs. Member Howard: Specific words have specific meanings, so keep this in mind re: plain language in governing docs. Okay to have a separate doc in plain language.
Recommend	1	Transparency						

					Governance	Open Meetings / Documents	Require Boards and Property Managers must provide an Open Forum in Open Meetings for homeowner questions and right to see governing documents (without fines/fees)	Suggested by Chair Bahner
Recommend	1	Transparency						
Recommend	2	Affordability			Financial Interests	Assessments	Use HIA to make repairs for HOAs more affordable, or extend the time frame for payment of the costs	Rep. Mekeland. Example of noncompliance of septic systems after purchase of HOAs by NJ investor and high cost assessed on homeowners. Guardrails around fiscal responsibilities of property managers and boards.
Recommend	2	Transparency			Financial Interests	Budget	Establish the budget must be transparent and provide clear justification for expenses.	Suggested by Member Cole Associations must provide a clear and easy to follow budget document. The budget document must be made available to residents without fees upon request. The budget should include basic justifications to clearly define the intended purpose and intent behind the expenditure. If an expenditure exceeds a \$ threshold a basic description of the process and selection criteria to arrive at the \$ amount must be listed -eg 3 competitive bids were sought, the winner was selected based on references and price, being the median bid and 3 written and verbal references for previous work completed.
Recommend	2	Transparency			Financial Interests	Financial	Associations must disclose expenses related to associations' lobbying efforts	Suggested by Member Cole Lobbying Priorities & Interest must be clear and concise and shared with Home Owners/members
Recommend	2	Transparency			Financial Interests	Financial Reporting (Documents & Financial Disclosure)	Require Associations to report Annual Financial Accounting - Balance, Reserves, Costs	Minimum Standards
Recommend	2	Affordability			Financial Interests	Insurance	Allow HOAs to consider nonprofit or government purchasing options to reduce insurance costs, or consider a system similar to Colorado's to reduce insurance costs.	Suggested by Member Murray
Recommend	2	Affordability			Financial Interests	Insurance	Provide greater clarity on insurance regulation	
Recommend	2	Transparency, Affordability			Financial Interests	Insurance	Strengthen Regulatory Oversight of MN HOA Insurance	Suggested by Rep. Mekeland HOA Insurance has unique challenges
Recommend	2	Transparency			Financial Interests	Insurance	Recommend work group on the insurance issue	Member Taylor
Recommend	2	Affordability, Transparency			Financial Interests	Reserves	Revise statute/make language more specific re: use of fund overage for reserves (e.g., for a contingency for assessments; if it isn't used, return to homeowners?)	Suggested by Member Taylor
Recommend	2	Affordability			Financial Interests	Assessments	Allow Housing Improvement Area (HIA) loans to be administered by BOTH cities as well as MHFA, which has more infrastructure to manage these types of loans.	Suggested by Member Taylor. +1 Member Berggren (administered by both).
Recommend	2	Fairness, Reasonableness			Financial Interests	Insurance	Prohibit HOA members paying for liability insurance for the HOA management company. Make clear that the municipality is requiring the developer to have sane, sound business practices in the CCR, beyond just managing the internal malfeasance and (i.e., how the management company is run).	Suggested by Member Cole. E.g., prohibiting HOA members having to pay for workers' compensation in insurance policies.
					Governance	Conflict of Interest	Extend self-dealing provisions of MN nonprofit law to management companies, or at least minimum disclosure	Suggested by Member Murray
Recommend	2	Fairness						
Recommend	2	Fairness, Transparency	High	High	Governance	Conflict of Interest	Establish Conflict of Interest (COI) standards in MN Statute	IE Conflict of Interest

Recommend	2	Fairness, Transparency			Governance	Conflict of Interest	Apply COI standards to Boards, Property Management and Vendors/Contractors	
Recommend	2	Fairness, Clear Communications, Transparency			Governance	Conflict of Interest	All Conflicts of Interest and Relationships must be disclosed and communicated	To whom? Who should be informed and/or notified and how?
Recommend	2	Transparency			Governance	Conflict of Interest	Establish regulations/standards between Boards, Property Management & Outside Vendor/Contractors	Suggested by Member Daly. 317A NP Copr Statute - 95% but not all
Recommend	2	Transparency			Governance	Conflict of Interest	Establish internal regulations/standards for individual members, employees and staff of the Board, Property Management & Outside Vendor	
Recommend	2	Transparency			Governance	Conflict of Interest	Require Boards or Property Managers must see multiple bids for vendors/contractors, bids should be made available and must be retained for a minimal record retention period	
					Governance	Conflict of Interest	Prohibit Management companies from engaging in self-dealing; and must uphold their fiduciary responsibility to the HOA members	Suggested by Member Daly
Recommend	2	Transparency						
Recommend	3	Fairness			Dispute Resolution	Bi-Law Changes	Adopt law similar to that of manufactured homes where rules may not be changed, and may be enforced by AG re: reasonableness of homes	Suggested by Member Taylor.
Recommend	3	Fairness, Reasonableness			Dispute Resolution	Dispute Resolution	Provide a clear appeals process for boards in plain language	Research (NCSL): States w/Dispute Resolution Requirements - CA, OR, NV, WI, IN, PA, NJ, FL Research (NCSL): CA Internal Dispute Resolution (Key Principles: Process must be Fair, Reasonable & Expeditious) - Provides that either party may initiate the process. IF a HO request is made the Board must come to the table Post - Board Disputes Research (NCSL): NC Provides for voluntary pre-litigation mediation NH - Provides 9 member board for minor disputes - eg failure to follow bi-laws, voting procedure violations, acts around conduct FL - BiLaw Alternative Dispute Resolution - Offers Arbitration or Mediation, list of qualified use cases, sets deadlines for resolution, no civil action if dispute concludes?
Recommend	3	Transparency			Dispute Resolution	Fines & Fees	Provide Parameters for homeowners to reasonably ask questions without incurring attorney's fees.	Suggested by Member Mekeland. If a member has a clarification question (e.g., something that has been assessed or voted on) submitted by email e.g., protections against attorney's fees.
Recommend	3	Clear Communications			Dispute Resolution	Fines & Fees	Create/Public a Clear Exception/Variance Policy & Path	
Recommend	3	Fairness, Transparency			Dispute Resolution	Fines & Fees, Foreclosure	Create/Publish a Clear Path for Dispute Resolution	
					Dispute Resolution	Foreclosure	Prohibit aesthetic rules from eligibility for foreclosable and provide and internal dispute resolution process or "right to contest" violating an aesthetic rule in an open meeting. (Look to examples from municipalities?) Board should have a timeline for when to approve requests related to aesthetic mandates.	Suggested by Member Kimball. Utah has some examples of limits to aesthetic mandates-- may have practical guidelines. Member Howard: Should not impose a blanket restriction; aesthetics are one of the main reasons homeowners choose an HOA.
Recommend	3	Fairness, Reasonableness						
Recommend	3	Fairness, Transparency			Dispute Resolution	General	Appropriate money for a Housing Advocacy Center	Suggested by Member Murray. Housing Advocacy Center would pay interns or data specialists to research conflicts of interest by management companies. In reference to the public testimony delivered at the Maple Grove Library on 12/5/24. Also see this link. Chair Bahner: Some states have a COI document that relates to this issue, but MN does not. Research these models from other states and adding the COI standard. Chair Bahner has emailed NCSL (Morton) re: state language

Recommend	3	Transparency			Dispute Resolution	General	Adopt regulations similar to Task Force in NJ, where HOAs operate in quasi-governmental fashion.	Suggested by Member Taylor.
Recommend	3	Fairness			Dispute Resolution	Ombudsman	Create an Office of Ombudsman	Reference: HF4024 (Moller) / SF4244 (Marty) National - Ombudsman: DE, FL, IL, NV, VA (HI passed Study) National Rource Ctr / Complaint Tracking (no dispute resol): CO, SC Complaint trkg Only NC National Internal Dispute Resolution: CA (set fair, reasonable & expoditios std) - nc Written Dispe Mediation by HO or Assoc
Recommend	3	Transparency			Dispute Resolution	Ombudsman	Oversee & Update a Wiki page (such as University of Minnesota public law school)	Suggested by Member Murray.
Recommend	3	Fairness			Dispute Resolution	Ombudsman	Require participation by the Office of the Ombudsman in the Mediation Process	Suggested by Member Cole. (similar to CA written requirement - either party may put forward a request for a dispute resolution). Make it Both parties must attend meetings with the Ombudsman. Attorney's fees should not be used as a disincentive to bring the dispute. Limit/Disallow attorney fees while the dispute is being resolved. Attorney's feesmay not be collected if homeowner is "in the right."
Recommend	3	Transparency, Fairness			Dispute Resolution	Ombudsman	Create standards for a Home Owner grievence mechanism	
Recommend	3	TBD			Dispute Resolution	Ombudsman	Recommend a way for homeowners to resolve disputes, other than the courts. Do not add to responsibilities of the HOA boards.	Suggested by Member Berggren
Recommend	3	TBD			Dispute Resolution	Ombudsman	Create an office of the Ombudsman to facilitate open templates for documents and recommended process in order to create an open learning community for HOAs in MN	Suggested by Member Murray
Recommend	4	Transparency			Governance	Education & Training	Create standards around HOA board member education (and certification?)	
Recommend	4	Transparency			Governance	Education & Training	Create clear path in statute for HOA board member education (and certification?)	
Recommend	4	Transparency			Governance	Education & Training	Governance - Access to information for renters	Suggested by Member Berggren
Recommend	4	Transparency			Governance	Education & Training	Require certification of HOA Association Mangers	
Recommend	4	Transparency			Governance	Education & Training	Create minimum and recommended standards for Training & Edu for Board Members (Best Practices)	Law may already exist in some places but enforcement my be lacking , perhaps training issue
Recommend	4	Transparency			Governance	Education & Training	Create minimum and recommended standards for Training & Edu for Homeowners (Best Practices)	
Recommend	4	Transparency			Governance	Education & Training	Create minimum and recommended standards for Training & Edu for Real Estate Agents (Best Practices)	
Recommend	4	Fairness			Governance	Licencing & Registration	Simplifying oversight and scope of HOAs	Member Kimball: New recommendation topic. Cross-cutting theme re: simplifying what HOAs are making rules about (e.g. this emerged during discussions on affordability and civil rights, municipal covenants). How to put policy guardrails in place so that volunteer HOA board members aren't trying to create the rules on their own. Limit scope of what HOA boards are expected to administer to what is required. Chair Bahner: Creating a "rules of the road" or best practices for HOA boards so they better understand their roles and responsibilities, as well as expectations.
Recommend	4	Transparency			Governance	Licencing & Registration	Enhance registration with Secretary of State	
Recommend	4	Transparency			Governance	Licencing & Registration	Create Create Licensing for Associations or enhance current SOS Non-Profit Registration	

Recommend	4	Transparency			Governance	Licensing & Registration	Create Licensing for Property Managers	
Recommend	4	Transparency			Governance	Licensing & Registration	Create a path to licensure training of management companies, trainings for boards re:	Suggested by Member Daly. Including Roles & Responsibilities, Expectations, ADA, etc
Recommend	4	Transparency			Governance	Licensing & Registration	Strengthen HOA Registration w MN Office of the Secretary of State	
Recommend	4	Transparency			Municipalities		HOAs or cities should be required to collect contact information for HOA board members and HOA management companies annually (or could be required to be posted by the HOAs).	Suggested by Member Taylor. Chair Bahner: Note that we have discussed a recommendation to have the Secretary of State disclose this information.
Recommend	5	Transparency			Fines & Fees, Assessments, Foreclosure	Assessments	Require HOAs to provide clear communications on changes for assessments	
Recommend	5	Fairness			Fines & Fees, Assessments, Foreclosure	Assessments	Create Homeowner Protections - Assessments	
Recommend	5	Clear Communicalions			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Require Homeowner notification that they may be subjected to an attorney fee if they ask questions. Ways to appeal foreclosure.	Suggested by Rep. Mekeland. Insurance assessment should be by roof square feet (area), not per unit.
Recommend	5	Transparency			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Provide bill transparency related to attorneys and oversight of legal costs	Suggested by Member Berggren Expenses should clearly identify the \$ amount and percentage of the budget allocated to atty fees Expenses must have clear identification of the \$ and discription of services rendered for each item billed (provided by the atty) - Aty may not bill for time to assemble their accounting/billing documents
Recommend	5	Fairness			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Create a minimum amount related to fees assessed, leading to foreclosure	Suggested by Member Berggren
Recommend	5	Fairness			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Study the appeals process of other cities that are doing similar processes around assessing fees and offering an appeals process (to a higher level of oversight)	Suggested by Member Berggren
Recommend	5	Fairness			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Create a Caps on Fees & Fines	Including but not limited to: Attourney Fees Late Fees
Recommend	5	Fairness			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Create caps or prohibit "monitoring fees"	Suggested by Member Daly.
Recommend	5	Fairness			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Fines & Fees - Clarify Statue to create standards where Fines & Fees are Prohibited Questions: Clarification - Charter or By-laws Billing - Dues, Fines, Fees, Assessments Asking a Question More than Once	Suggested by Member Taylor. Member Howard: 515B allows HOAs to collect back legal fees if they're associated with the enforcement of the statute. If HOAs are charging homeowners attorneys' fees for asking questions, this contradicts the statute. If we're looking at changing the statute, there should be clarification of the existing language. Chair Bahner: A standardized list to give guidance to HOA boards on which items are NOT eligible for assessing a fees or a fine.
Recommend	5	Clear Communicalions			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Create clear Definition of Fee/Fine Assesment	
Recommend	5	Fairness			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Create clear prohibitions on Certain Fines & Fees	
Recommend	5	Fairness, Transparency			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Demonstrate fair application of standards for assesment of fines/fees	
Recommend	5	Transparency			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Provide greater clarity around property notice and an option to be heard around assessing fines and fees. Standardized process.	Raised by Chair Bahner re: Ms. Davis' presentation. New law that just went into effect may have some provisions around this. What does this mean re: giving notice and the opportunity to be heard?
Recommend	5	Fairness			Fines & Fees, Assessments, Foreclosure	Fines & Fees	Narrow Scope of Fines & Fees	

					Fines Fees & Assessments	Fines & Fees	Clearly spell out what fines or fees are eligible to be included in foreclosure. Limiting eligible Foreclosure to common, reasonable, expense fines and fees. Set a reasonable timeline set around foreclosure Set a minimum dollar amount before initiating a foreclosure process. Provide Detailed Foreclosure Notices Foreclosure Notices Must Include at a Minimum: A timeline Amount of the fine/fee Delivery method for notices. Requirement that HOAs cannot foreclose on common interest assessments that are NOT essential (e.g., a new pool deck, or wiring requirements not required by state, county or state law that would be non-essential, versus snow shoveling, roofs, etc.)	Suggested by Member Green, Member Daly, Member Howard: If foreclosure isn't included in the lien, no way to enforce collection of fines or fees.
Recommend	5	Reasonableness, Transparency, Clear Communications						
Recommend	5	Reasonableness			Fines, Fees, Assessments & Foreclosure	Assessments	Create a legislative workaround for emergency assessments (e.g., for repairs) that don't require homeowner approval, and make it extremely narrow.	Suggested by Member Taylor (make loophole narrow). +1 from Member Howard (create workaround loophole).
Recommend	5	Reasonableness, Transparency			Fines, Fees, Assessments & Foreclosure	Assessments	Set Reasonableness standards of rules, including a 60-day notice around fee increases and special assessments	Member Taylor: Can be based on existing MN law related to manufactured homes. E.g., mandating appropriate notice for changes, fees and fines, assessments. Allowing members to speak during HOA Board Meetings. Give Attorney General's office the authority to enforce this. Member Zavatsky: Acknowledge situations (e.g., insurance renewal) where HOAs lack sufficient funds to move forward with insurance quotations. Carveout for emergency situations. (Chair Bahner: Refer to earlier rec on emergency issues. Need to define what constitutes an emergency.)
Recommend	5	Affordability			Fines, Fees, Assessments & Foreclosure	Fines & Fees	Remove some of the collective financial obligations for HOA homeowners, who may have to "double pay" costs. Allow an "opt out" ability for HOA members (opt in for certain services and opt out for others).	Member Butler: Costs are driven by the need for a reserve. Affordability is impacted by the inability to control the increase in fees. Example of HOA home needing individual insurance and also paying into HOA insurance. (Related to recommendation above on cities not requiring the creation of HOAs.) Owners willing to reduce cost by sharing maintenance of a shared median or monument w/o HOA?
Recommend	5	Transparency			Fines, Fees, Assessments & Foreclosure	Fines, Fees, Assessments & Foreclosure	Clarification on attorneys' fees and who pays them	Member Cole: If the HOA management company's attorney fees are being paid out of the HOA members' dues, and the HOA members also have to pay the management company's attorney fees, then HOA members must pay attorney fees no matter what.
Recommend	5	TBD			Fines, Fees, Assessments & Foreclosure		Placeholder for recommendations from Steve Horvath around universal law, willful disregard, reasonable attorney fees]	Chair Bahner/Member Daly Member Murray: Damages for willful acts of disregard, discrimination, or violation of the law--would these be imposed on the HOA? Consider having at least a portion of the damages awarded against the individuals committing the willful disregard. Member Cole: This would be in line with federal law. Need to have a standard of conduct for "willful" and create accountability.
Recommend	5	Transparency			Governance	Assessments	Require Notifications for Special Assessment/Levy to include: Cost per Unit Timelines for public comment Timelines for decision Must be written in Plain Language Must include Next Steps or Actions Must include how to submit Public comment in Person or in writing	Suggested by Vice Chair Lucero Feedback time: Should be a notification when there is a pending levy on homeowners--for them to give feedback.
Recommend	5	Transparency			Governance	Freedoms	Update the statute to explicitly clarify the purpose of HOAs to facilitate the peaceful enjoyment of people in their homes through cooperation, common buying power of the community, and common maintenance.	Suggested by Member Murray.

Recommend	6	Clear Communications			Fines & Fees, Assessments, Foreclosure	Foreclosure	All communications around Foreclosure must be written in Plain Language	
Recommend	6	Fairness			Fines & Fees, Assessments, Foreclosure	Foreclosure	Set a Caps on Attorney Fees	See also Fines & Fees
Recommend	6	Fairness, Transparency			Fines & Fees, Assessments, Foreclosure	Foreclosure	Differentiate between what qualifies for a Foreclosure vs. Lien	
Recommend	6	Fairness			Fines & Fees, Assessments, Foreclosure	Foreclosure	Ensure new foreclosure laws passed apply to older townhomes (built before 1994), which currently are not part of 515B	Suggested by Member Daly. Older townhomes NOT subject to new law that homeowners don't have to pay attorneys' fees. I.e., townhome owners still have to pay the fees. Put into the statute that this new law applies to all HOAs/CICs.
Recommend	6	Reasonableness			Fines & Fees, Assessments, Foreclosure	Foreclosure	Fines should lead to loss of amenities, not foreclosure.	Suggested by Member Taylor.
Recommend	6	Transparency			Fines & Fees, Assessments, Foreclosure	Foreclosure	Provide Homeowners access foreclosure assistance programs within a reasonable window (without fees)	Suggested by Member Taylor.
Recommend	6	Foreclosure			Fines & Fees, Assessments, Foreclosure	Foreclosure	Set "Minimum" amount owed to foreclose (not including attorney fees)	Suggested by Member Daly. Chair Bahner: There is a state that has a regulation that HOAs may not foreclose for amounts less than \$2500. Member Taylor: This regulation was proposed (and had bipartisan support) in North Carolina, but lobbied against by CAI.
Recommend	6	Transparency			Fines & Fees, Assessments, Foreclosure	Foreclosure	Provide homeowners timely notice of foreclosure (not just renters).	Suggested by Member Taylor.
Recommend	6	Fairness			Fines & Fees, Assessments, Foreclosure	Foreclosure	Require Property Owner Equity Return	
Recommend	6	Legal Parity			Fines & Fees, Assessments, Foreclosure	Foreclosure	Statute Uniformity for Foreclosure - Public vs CAs	
					Fines, Fees, Assessments	Foreclosure	Preclosure notices should provide more information (who, what, where, why, how much is being assessed, options for addressing the fine/fee, a right to be heard by the board to contest a fine or fee, repayment plan options, and counseling.) Statute may require these components already.	Suggested by Member Kimball. Member Howard: Communities should be able to determine for themselves what fees are reasonable. Suggestion by Chair Bahner: Follow up w/ Heather Morton re: Maryland law.
Recommend	6	Transparency						
					Fines, Fees, Assessments & Foreclosure	Foreclosure	Prohibit Aesthetic rules should not be a foreclosable offense. Internal dispute resolution process or "right to contest" violating an aesthetic rule in an open meeting. (Look to examples from municipalities?) Board should have a timeline for when to approve requests related to aesthetic mandates.	Suggested by Member Kimball. Utah has some examples of limits to aesthetic mandates--may have practical guidelines. Member Howard: Should not impose a blanket restriction; aesthetics are one of the main reasons homeowners choose an HOA.
Recommend	6	Fairness, Reasonableness						
Recommend	7	Affordability			Municipalities	Affordability	Require all cities to offer HIA loans as an option (recognizing that currently, some cities do not). Extend or eliminate the "sunset" scheduled to terminate on 6/30/28 so this option continues to be available (421A.21).	Suggested by Member Green. +2 from Member Howard and Member Berggren.
Recommend	7	Affordability			Municipalities	Affordability	HIA should allow for a payoff of the loan before the end of the term (at the time of the loan or over time), if the homeowner so desires.	Suggested by Member Green. Member Berggren: Some cities may not have the capacity to administer the loan.
Recommend		Transparency			Municipalities		Require municipalities to provide greater communication to neighbors adjacent to HOAs Projects/Construction (re: parking, grounds, other concerns)	Suggested by Chair Bahner.
Recommend	7	Transparency			Municipalities		Provide greater communication with renters and how that could impact cities.	Suggested by Chair Bahner.

Recommend	7	Reasonableness			Municipalities		Prohibit municipality from requiring elements of shared property that would necessitate the creation of an HOA.	Suggested by Member Cole.
Recommend	7	Reasonableness			Municipalities		Require HOAs have a focus on common area maintenance and common property only, eliminating the inclusion and enforcement of declarations.	Suggested by Member Kimball. +1 from Member Taylor.
Recommend	7	TBD			Municipalities	Municipalities	Clearly define in statute the nature of relationship between the board and municipality.	Suggested by Member Cole Definition of relationship between board and homeowners. Codify best practices for what is working well.
Recommend	7	Fairness, Reasonableness			Municipalities	Permitting	Require HOAs honor municipal permitting process/decisions	Suggested by Chair Bahner, e.g., building a shed. HOAs should not be refusing something that is permitted as legal by the city
Recommend	7	Transparency			Municipalities		Clarify roles between homeowners, HOAs, HOA property managers, cities, and counties	Suggested by Chair Bahner.
Recommend	7	Transparency			Municipalities		Strengthen clarification of roles and responsibilities around retention ponds (incl. clarity about legal responsibility)	Chair Bahner - Testifier Recommendation
Recommend	7	Transparency, Affordability			Municipalities		Provide guidelines around when builders may need to do impact assessments	Chair Bahner - Testifier Recommendation
Recommend	7	Affordability			Municipalities		Prohibition municipalities from requiring certain amenities in a development that would necessitate an HOA being formed. Prohibit municipalities from practically requiring creation of HOAs as part of zoning and permitting processes.	Sen. Pha. +1 from Vice Chair Lucero. Member Daly--prohibit municipalities from practically requiring creation of HOAs. (Unless necessary due to the developers' plan) Member Kimball: For detached single family home developments, don't require amenities. But we don't want to discourage dense development (twin homes, condos, or town homes).
Recommend	7	Affordability			Municipalities		Require Cities to offer a certain percent of housing that does NOT require an HOA in housing plans.	Chair Bahner May be determined by city size or other desity factors (Incl Elder, Low Income, or ADA)
Recommend	7	TBD			Municipalities		Affordability and civil rights - Research challenges around permitting (has an impact on driving housing costs up and delaying housing availability)	Chair Bahner
Recommend	7	TBD			Municipalities		Affordability and civil rights - Research parking restrictions for new housing developments	Chair Bahner. Balance needs of people with disabilities versus having a lower footprint/managing costs--in an equitable way.
Recommend	7	TBD			Municipalities		Affordability and civil rights - Hold cities accountable for the impacts of their actions on creating HOA disputes	Member Cole
Recommend	8	TBD			Affordability, Civil & Human Rights		Require steps taken so HOAs have the resources to meet or exceed ADA and WECAG requirements when providing materials and notifications.	Member Murray
Recommend	8	Affordability			Affordability, Civil & Human Rights		Review existing protections under MN Human Rights Act related to income source for buyers/renters to determine if a supplement is needed	Chair Bahner Member Howard: MN Human Rights act already includes this as a protected class. Member Taylor: This law recently passed in Texas. A 2010 case ("Edwards Case") exempted housing vouchers from income protections. This is why this would needed to be added in the law. Has been presented at the legislature for the past few sessions.
Recommend	8	Affordability			Affordability, Civil Rights & Disabilities	Civil Rights	Affordability and civil rights - Study social return on investment (SROI) of HOAs to determine how beneficial they are and where the money goes	Member Murray. Map out how the entities are benefiting so the law can address this (concerns around loopholes and appearance of racketeering). Sludge audit of homeownership process and building process.

Recommend	8	Fairness, Affordability			Affordability, Civil Rights & Disabilities	Civil Rights	Affordability and civil rights - No specific rental screening requirements that may exclude lower income tenants, BIPOC communities, or people with disabilities	Chair Bahner
Recommend	8	Fairness			Affordability, Civil Rights & Disabilities	Civil Rights	Affordability and civil rights - Find ways to practically address religious requirements without impeding on the rights of homeowners	Chair Bahner
Recommend	8	Fairness			Affordability, Civil Rights & Disabilities	Disabilities	Set reasonable disability accommodations in design	Member Green: Look at the "missing middle." Could help solve a lot of the issues we're looking at. Member Murray: Related to the disability space, barriers are layered. Development has been prioritized for caregiver homes or group homes. Functionally not allowed to own your own home (when receiving disability-related public assistance). Eliminate as many barriers as possible within HOAs. Member Howard: This is an education and training issue--HOA boards aren't clear on the law and what they should/shouldn't do re: fair housing. Chair Bahner: Incorporate a segment on "fair housing practices" into HOA board training previously mentioned in the recommendations.
Recommend	8	Fairness			Affordability, Civil Rights & Disabilities	Fair Housing	Incorporate a segment on "fair housing practices" into HOA board training previously mentioned in the recommendations.	Chair Bahner Member Taylor: Recommend if we mandate board training, that cities cover the cost for such training or some government entity cover the cost
Recommend	8	Transparency			Municipalities	Education & Training	Funding or education to cities and the public around cooperative ownership models.	Suggested by Member Taylor.