

With His Veto of HB-1212, Gov. Polis Ended the Licensing of HOA Managers

Governor Polis surprised everyone with his May 31st veto of House Bill 1212, which would have extended the licensing of Community Association Managers (CAMs).

CAM licensing began in 2015 but was subject to renewal in 2018, under its "sunset" provision. Accordingly, the Colorado Department of Regulatory Agencies (DORA) conducted a sunset review recommending renewal of CAM licensing. The Democratically controlled House of Representatives passed a 2018 bill renewing CAM licensing, but the Republican controlled Senate killed it, thereby requiring DORA to enter into a year-long wind-down of the program, with July 1, 2019, as the total ending of CAM licensing.

With the Democrats taking control of both houses of the General Assembly and the governorship this year, observers expected that a bill continuing CAM licensing would be passed by both houses (which it was) and signed by the Governor in time to save the program — but it wasn't. As a result, when July 1 arrived this month, all CAM licensing ended more abruptly than was anticipated at the end of the legislative session. Gov. Polis' signature on HB 1212 would have prevented that from happening.

HB 1212 had been weakened somewhat due to aggressive lobbying by the Community Association Institute (CAI) whose membership consists primarily of HOA management companies. Efforts by Stan Hrinevich, an outspoken homeowner advocate and president of the Colorado

HOA Forum, to include more protections for homeowners were unsuccessful, and that may have been a factor in the Governor's veto, but Stan (and I) were stunned that the Governor allowed CAM licensing to end, albeit while ordering DORA to gather stakeholder input on the subject in coming months. Sessions for that purpose have been scheduled for Aug. 14 and 29, Sept. 12, and Oct. 8 at DORA's Denver offices. You can register to attend in person or by webinar. I have registered to attend by webinar.

The now-ended licensing of HOA managers provided a channel for homeowners to file complaints when they felt cheated or mistreated by their HOA or their HOA's management company — and there were plenty of complaints, which the CAM office at DORA tracked. Without such an office, homeowners have no path other than taking legal action to get

redress of their grievances.

Following the passage of the original CAM licensing law in 2015, managers had to pass background checks, get certified, pay a fee, and pass a state exam in order to be licensed. There were also continuing education requirements.

Starting this month, anyone, including a felon straight out of prison, can be hired as a community manager. HOA management will once again be the only profession in Colorado where unlicensed personnel can function in a fiduciary capacity, managing millions of dollars of other people's money without oversight.

REAL ESTATE TODAY



By JIM SMITH, Realtor®

2-Bedroom Arvada Townhome Just Listed by Chuck Brown



\$398,000

2 Beds, 2½ Baths, 1,662 SF

This magnificent townhome at 5242 Union Court #3 in Arvada is located a short walk from the Ward Road G Line light rail station, not far from I-70. This home is a stunner and was completely remodeled for the current owner with high-end finishes throughout. The first floor features a great room, large kitchen with bar counter, and a powder room. The second level features a large living room with custom fireplace surround, skylights, and the master bedroom with a gorgeous tiled bathroom. In the basement you will find a guest bedroom, another living room, laundry room and 3/4 bath. There is an outdoor patio at the front

of the unit with brick wall surround and custom metal gate. It has a 1-car attached garage. To view this exceptional townhome and all of its custom upgrades, check out the narrated video tour at www.ArvidaTownhome.info, then call your agent or Chuck Brown at 303-885-7855 for a showing. Chuck will hold it open Saturday, July 13, 11am to 3pm.

Wheat Ridge Patio Home Just Listed by Andrew Lesko

Buyers will find top quality features throughout this lovely 2-bedroom, 2-bath home at 10721 W. 45th Avenue in the Fruitdale Patio Homes subdivision. It features tile and wood floors and all neutral colors as well as brick construction, newer (2016) roof, Anderson windows and Pella doors. Additional features include the extra wide, finished 2-car garage with sink and utility closet with newer Goodman gas furnace and Rheem gas water heater. You will love the interior flow of this gorgeous home from the spacious kitchen, living room with gas fireplace and vaulted ceilings and tons of natural light to the bedrooms which overlook the back garden areas. Fruitdale Patio Homes is a small self managed community located close to Prospect Park with miles of trails along Clear Creek. Just a few minutes away is the Wheat Ridge Rec Center, Gold Line light rail, and I-70. Take a video tour at www.WheatRidgeHome.info, then call your agent or Andrew at 720-710-1000 for a private showing. Open house Sat., July 13, 11-3.



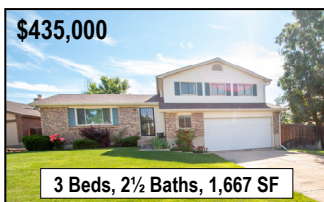
2 Beds, 2 Baths, 1,503 SF

\$398,000

Arvada Home Near Apex Center Just Listed by Kristi Brunel

This immaculate 3-bedroom 3-bath, 1667-sq.-ft. home at 7592 Coors Court also has an unfinished basement. It sits on the largest lot on its cul-de-sac. It features hardwood floors, new paint & texture, remodeled bathrooms, fireplace with new mantle, and newer roof, and

carpeting. Other improvements include newer windows throughout (including in the unfinished basement), central air conditioning, a shed/workshop with electrical power, and Velux sun tunnels installed to bring natural light into a bedroom and a bathroom. All you need to do is move in to enjoy the peace of the Ralston Valley neighborhood. Relax in your manicured backyard or enjoy putting in that workshop. The location is excellent — close to the Apex Center, Apex Skate Park, trails, parks, Interstate 70 and shopping! You can see still photos and take a narrated video tour at www.ArvidaHome.info, then call your agent or Kristi Brunel at 303-525-2520 to schedule a private showing.



\$435,000

3 Beds, 2½ Baths, 1,667 SF



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