

## What is CLAC

The California Legislative Action Committee (CLAC) is a volunteer committee of the Community Associations Institute (CAI) consisting of homeowners and professionals serving community associations. CAI is the largest advocacy organization in America dedicated to monitoring legislation, educating elected state lawmakers, and protecting the interests of those living in community associations in California.

## About the Organization

- Is a non-profit, non-partisan committee comprised of two Delegates and one Liaison from each of the eight CAI California chapters.
- Represents over 9 million homeowners and property owners in more than 45,000 associations throughout California
- Is comprised of association homeowners, board members and the professional business partners that service them.
- Is NOT a PAC (Political Action Committee) and makes no financial campaign contributions.
- Depends solely on the donations of the community associations, their boards of directors and those who serve HOA members.

## CLAC's Mission

To safeguard and improve the community association lifestyle and property values by advocating a reasonable balance between state statutory requirements and the ability and authority of individual homeowners to govern themselves through their community associations.



**PAMELA VOIT, CMCA, AMS, PCAM**  
*CAI-CLAC 2012 - 2014 Chair,  
President & CEO of Voit  
Management*

Pamela became involved with CAI-CLAC as a delegate of the Greater Inland Empire Chapter of CAI in 2006. She was very active in the Temecula Valley with civic leadership for many years, serving three terms as the Chairman of the Board of the Temecula Valley Chamber of Commerce, a board member of the Riverside County Economic Development Corporation, as well as many other civic and volunteer organizations. Being able to see firsthand how the impacts of state and local legislation were significant to the quality of life in her city, she considered it a natural tie-in with the community association industry that she had worked in since 1985.

She was elected to the CLAC Executive Committee in 2007 as the PR Chairman, and has been honored to serve as the 2012-2014 Chair of CAI-CLAC. Pamela has enjoyed working with an exemplary Executive Committee team which has focused on a sustained legislative outreach program through public relations, social media and educating California legislators on HOA structure and issues. She continues to believe that encouraging members to use their voices through grassroots efforts will effect responsible legislation in California. And she is also interested in continuing outreach to California city and county officials so that there is a more cohesive connection between the municipalities that require HOAs be formed, and the board members and industry professionals that must govern and adhere to the many laws on behalf of the property owners.

The work of CAI-CLAC has a long history of significant contributions to communities in California and Pamela believes to have great communities, it is important to become involved, as well as support great organizations like CAI.



**SKIP DAUM**  
*CAI-CLAC Advocate*

Skip Daum interned for two lobbyists in Sacramento, after 10 years in the USAF as an instructor navigator. In 1978 he started his own advocacy firm, Capitol Communications Group.

His degree in English from Emerson College in Boston, accompanied by his ability to be both a personable and effective communicator with legislators and staff, has enabled him to consistently achieve his clients' legislative goals. CAI has been a client of Skip's since 1994. In September 2011, Skip was selected to serve as a Board Director for the Foundation for Community Association Research (FCAR).





# CLAC Accomplishments 2014

## **AB 968 (GORDON) - EXCLUSIVE USE COMMON AREA MAINTENANCE AND REPAIR**

**AS INTRODUCED:** The bill clarifies provisions of the Davis-Stirling Common Interest Development Act which establish responsibility for maintaining, repairing and replacing exclusive use common area.

**POSITION:** Support

**RESULT:** Bill passed and signed by the Governor, new law effective 1-1-2017.

**INDUSTRY IMPACT:** Owners are responsible to maintain the exclusive use common area attached to their units, under existing law. This bill provides that the association is responsible for repairing and replacing that exclusive use common area, unless the governing documents provide otherwise. The law was unclear as to the responsibility for repair and replacement of exclusive use common area, and this bill eliminates the ambiguity.

## **SB 992 (NIELSEN) - WATER USE DURING DROUGHT**

**AS INTRODUCED:** The bill would prohibit an association from fining an owner for reducing or eliminating irrigation during any period for which either the Governor or a local government has declared a state of emergency due to drought.

**POSITION:** Seek to amend

**RESULT:** Passed with CLAC's amendments and signed by Governor on 9-18-14, to be effective immediately.

**INDUSTRY IMPACT:** The general prohibition against fines for reducing or eliminating water usage during a drought became law as an emergency measure on 7-21-14. Because of CLAC's efforts, this bill exempts from the prohibition any association that uses

recycled water for landscape irrigation. SB 992 also prohibits associations from enforcing rules requiring power washing during a declared drought emergency.

## **AB 2561 (BRADFORD) - PERSONAL AGRICULTURE**

**AS INTRODUCED:** This bill would have declared void any provision in an association's governing documents which prohibited or unreasonably restricted an owner from planting edible crops.

**POSITION:** Oppose

**RESULT:** Passed with CLAC's amendments and signed by the Governor, to be effective 1-1-15.

**INDUSTRY IMPACT:** As a result of CLAC's efforts, the bill as enacted applies only to personal agriculture in back yards. An association may still restrict growing edible crops in front yards.

## **AB 1738 (CHAU) - INTERNAL DISPUTE RESOLUTION**

**AS INTRODUCED:** The bill allows an association or a homeowner to be assisted by an attorney or other person at a meet and confer session held pursuant to the association's Internal Dispute Resolution procedure.

**POSITION:** Oppose

**RESULT:** Despite CLAC's grass-roots efforts, which included thousands of letters to the Governor urging a veto, the bill passed and was signed by the Governor, to be effective 1-1-15.

**INDUSTRY IMPACT:** Homeowners and associations will have the right to assistance by an attorney or a third party at an IDR meet and confer. CLAC opposed the bill, because the low-cost IDR process will become more expensive when attorneys participate. Moreover, a party to IDR need not advise the other party that it will use an attorney. This will cause delay when

a meeting is rescheduled to allow the other party to have its attorney present as well. CLAC unsuccessfully urged an amendment to require parties to provide notice if they intend to bring an attorney to IDR.

## **AB 2048 (DAHLE) - FIRE PREVENTION FEES**

**AS INTRODUCED:** The bill will reduce the late charge for failure to pay a fire fee imposed on a structure in a rural area, from 20% to 10%. It will also relax the deadline for filing a challenge to such a fee.

**POSITION:** Support

**RESULT:** Bill passed and signed by the Governor.

**INDUSTRY IMPACT:** Fire fees are imposed on buildings in rural areas based on assessed parcels, so a single condominium would pay the same amount in fire fees as a multi-unit apartment. The fire fee will still affect condominiums disproportionately, but the penalty for a late payment will be less. Also, if a fee is challenged after the 30-day deadline to do so, the challenge can still be heard as an administrative protest or claim for refund if the facts show the fee may have been excessive or the result of an error.

## **SB 1243 (LIEU) - MANAGER CERTIFICATION**

**AS INTRODUCED:** The bill will extend the manager certification provisions in the Business and Professions Code to 1-1-19.

**POSITION:** Support

**RESULT:** Bill passed and signed by the Governor.

**INDUSTRY IMPACT:** In 2003, the legislature enacted standards for education and testing which, if met, would allow managers to call themselves Certified Common Interest Development Managers. The law was set to expire, or "sunset," 1-1-15. This bill extends the law to 1-1-19.