

Synopsis of NEPCO Meeting 14 May 2022

Following are highlights of the NEPCO General Membership meeting. Full minutes are at www.nepco.org.

Community Outreach Committee Report: Dave Betzler, Chair Community Outreach Committee, provided a report outlining recent activities.

Wildfire Preparedness Committee Report: Matthew Nelson, Chair Wildfire Preparedness Sub-Committee, has moved. NEPCO is asking for a volunteer replacement.

Transportation and Land Use Committee (TLUC) Report:

El Paso County Planning Projects include **Atwood Subdivision at 515 Struthers Loop.**

Town of Monument Projects include:

- Santa Fe Park Preliminary PUD Plan Amendment #1;**
- Monument Junction West Lot 5 Preliminary/Final PUD Plan;**
- Conexus Filing No. 2-Final Plat;**
- Village at Jackson Creek Filing No. 1-Final Plat;**
- Monument Junction East Filing No. 1-Preliminary/Final Plat;**
- Trailers Direct Express Rezone and Site plan; and**
- Falcon Commerce Center Phase 2 Preliminary PUD.**

NEPCO members interested in volunteering to be a member of the Transportation and Land Use Committee should contact Mike Aspenson at president@nepco.org.

Impact to HOAs from Recent Colorado State Legislation:

Terri Carver, Colorado State Representative for House District 20, and Lenard Rioth, HOA Attorney for Anderson, Dude & Lebel, P.C., spoke on the recent legislation impacting HOAs.

HB22-1137 HOMEOWNERS' ASSOCIATION BOARD

ACCOUNTABILITY AND TRANSPARENCY: This bill limits the autonomy of HOAs and their ability to assess fees, prices, regulations, etc, including restrictions on an HOA's ability to impose late fees, fines, and interest for violation of the bylaws and covenants. *Secretary's Note: This bill applies only to large CCIOA HOAs.* **HB22-1139 HOMEOWNERS' ASSOCIATIONS**

CANNOT REGULATE USE OF PUBLIC RIGHTS-OF-WAY: The bill prohibits a common interest community's unit owners' association (i.e. an HOA) from regulating the use of a public right-of-way. *Secretary's Note: This bill applies to all HOAs - large CCIOA or small exempt.* **HB22-**

1239 REGULATE COMMUNITY ASSOCIATION MANAGERS: The bill

imposes numerous licensure requirements for business entities that perform community association management and makes it more difficult for a business entity to become licensed. **HB22-1040**

HOMEOWNERS' REASONABLE ACCESS TO COMMON AREAS: This bill imposes a legal standard on when HOAs can restrict or prohibit access to common areas during times of maintenance, repair, modification, etc. *Secretary's Note: This bill applies only to large CCIOA HOAs.*

HB22-1387 COMMON INTEREST COMMUNITIES RESERVE FUNDS:

Imposes specific requirements on reserve funds for common interest communities.

Details of the presentation are located on the NEPCO web site at www.nepco.org under Meeting Presentations.