

The Alliance serves as a forum for informational exchange among members and cooperates with like minded organizations as appropriate. It is "issues driven" and represents its members by developing and presenting positions regarding issues that are critical to the further development of Brunswick County, monitoring governmental officials positions and actions, and reporting results to the members.

There are over 17,300 HOAs with 2,025,000 households or 53% of owner occupied households in the state. We are a major force both at the county and state level. ABCPOA represents over 14,000 property owners in Brunswick County and we are recognized as a non-partisan organization interested in and willing to make our case with elected representatives.

### **HOA Issues:**

Extensive work with legislators regarding potential homeowner association legislation during the 2012 session.

#### Modify Taxation of HOA Property

As of July 1<sup>st</sup>, 2012, this bill allows counties and other taxing jurisdictions to tax non-profit homeowners' associations for common area owned by the association which is located entirely outside the taxing jurisdiction where all other homeowners have property and pay taxes on their lots.

Prior to our involvement the legislation would have had the unintended consequence of eliminating the tax-exempt status of the HOA for all property.

#### Community Association Managers Licensing Act.

This bill would establish the North Carolina Community Association Managers Licensure Act, which would require the licensure of all individuals who manage community associations for compensation. This bill was not considered during the Session and will need to be introduced again in 2013.

#### HOA's Planned Community Act Amendments

HB 1084 was based upon a recommendation from the House Select Committee on HOAs, which finished its work in the spring of this year. While the Bill had several redeeming features, we had several concerns about this legislation as well. First, it allowed members to vote at meetings with absentee ballots in addition to proxies and appearance in person. It also prohibited a member from voting more than 15% of the voting strength by proxy. A final problem with the bill involved an outright prohibition against Board members voting proxies. The bill passed the House but failed in the Senate. It may be reintroduced in 2013.

## Amend Irrigation Contractors' Licensing Laws

This bill, as introduced, would have required HOA's to hire only licensed irrigation contractors. It was subsequently amended to allow that HOA's must hire licensed contractors only if the value of the work is to exceed \$2500.

The bill failed in the House and may be reintroduced in 2013.

We will continue to follow HOA legislation as Representative Frank Iler has indicated that he will reintroduce some of these in 2013, we need to stay on top of these issues.

**Candidates Night:** Currently working on our 5<sup>th</sup> biennial candidates forum this year's being held at Brunswick Community College. This has become one of the premier events that allows our members as well as all of the residents of Brunswick County to question candidates for state wide and local offices. Past forums have been very well attended.

**Property Insurance:** The organization is supporting initiatives to assure equal treatment for all property owners regarding homeowners insurance. Many of the recent increases have been in our view excessive and it will continue to press for reform during the next legislative session. The Appeals Court decision against the Dare County suit means that if we are to see any changes it will have to be done through the legislature as according to the Appeals Court only the rate commission or the Insurance Commissioner had standing to challenge rates in court. Coordinating with Business Alliance for a Sound Economy (BASE) which represents real estate and developer interests that certainly support a more equitable approach to property insurance.

**Economic Development:** The ABCPOA been working with the County Economic Development Commission and Brunswick Community College attempting to find ways to assist the County in developing new business opportunities in the area. One of our members serves on the Board overseeing this effort and will represent the ABCPOA while serving in this capacity.

**Planning & Zoning:** The Association has a representative that follows the actions of the Planning and Zoning Board and notifies members when an issue arises that may impact one of our members. We have supported one of our members by testifying at the Board hearing that discussed allowing a "Sweepstakes" business directly across from their main entrance.

**County Commissioners:** The ABCPOA continues to monitor the Commissioners budgeting process attending all work sessions. While the impact is hard to evaluate knowing that their actions were being monitored have had a positive effect on encouraging a conservative approach that directly impacts our county taxes. Individual

conversations with County Commissioners are also conducted regarding specific budget issues.

**Environment:** The association is monitoring continuing efforts to improve the Lockwood Folly River Watershed and encourage such initiatives as “low impact development” among our members. We have been actively helping communities that wish to have recycling work the issue directly with Waste Management as the County has backed away from any involvement other than the current county sites.

**Transportation:** The Alliance continues to monitor and actively participate in discussions regarding area transportation issues. Focus is on completion of the I 140 corridor and proposals regarding the proposed new bridge as well as known needs such as improvements to the NC 211 and NC 904 corridors.

**Association Member Support:** A major focus of the ABCPOA is to provide member support and encourage dialogue on issues affecting our respective Associations. It has provided proposed regulations and by-laws to one of our members that is going through transition from developer to member control. We also provide information on various contract provisions that have been used by other members.