

Testimony of
Kim McClain

Before the Judiciary Committee
Monday, March 25, 2013
10:00 a.m.

**H.B. 6513 AN ACT CONCERNING THE BUDGET, SPECIAL ASSESSMENT
AND ASSIGNMENT OF FUTURE INCOME APPROVAL PROCESS IN
COMMON INTEREST OWNERSHIP COMMUNITIES.**

Kim McClain

I currently serve as the Executive of the Connecticut Chapter of the Community Associations Institute (CAI-CT). CAI-CT is the educational and technical assistance entity for community associations and their service providers in Connecticut. We are one of 60 chapters of a National organization. Through this alliance we are able to provide up-to-the-minute information on the issues and trends affecting associations, programs to enable community association managers to obtain professional credentials and access to hundreds of publications which provide tools to assist association members in their operations.

Background

CAI-CT OPPOSES HB 6513.

CAI-CT works diligently to protect the rights and foster the responsibilities of all of our members. Through our programs, website and magazine, we foster *Best Practices* for associations throughout the State.

Prior to 2010, unit owners had no direct involvement in the budget ratification process, now they have an opportunity to have their voices count. We are concerned that if a vocal minority of unit owners could have the ability to reject a budget, associations would be hard-pressed to be able to support necessary maintenance and long-term projects.

When put into proper perspective, one-third of unit owners is a minority of owners and it is too small of a number to reject a budget that was already approved by a board which worked diligently for months to approve.

We would be happy to further discuss with you this issue, or any others affecting common interest communities in Connecticut. Please do not hesitate to contact us with any questions or concerns. I can be reached at 860-633-5692 or email: caictkmclain@sbcglobal.net.

Thank you for your consideration.

Respectfully submitted,

Kim McClain