

Just Too Good to be True:  
Ten Things Your Association  
Must NOT Do!



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INTRODUCTION

What are we talking about?

- Risk Management
- Adopting Best Practices
- "You have to know where you've come from to know where you are going."  
*Shalina Zahra*



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BOARD MEMBERS

Then - Unilateral Actions

Now - Delegation of Authority



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**CONFLICTS OF INTEREST**

Then – Non-Disclosure/Self-Serving Actions  
Now – Board/Director Code of Conduct



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**INAPPROPRIATE INTERACTIONS**

Then – Physical Altercations, Self-Help, Etc.  
Now – Adopt "One-Voice" Rule



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**WHO'S THE BOSS?  
HIRING AND FIRING VENDORS**

Then – Making Rash Decisions  
Now – Business Judgment Rule



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**FAIR HOUSING CLAIMS**

Then – Just Say "No"  
Now – Ask Questions

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**SELECTIVE ENFORCEMENT**

Then – Complaint-Generated Policy  
Now – Regular Inspections/Due Diligence

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**MISAPPROPRIATION OF HOA FUNDS**

Then – Self-Management/Embezzlement by Management  
Now – Professional Management/Diligent Oversight

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**FAILURE TO MAINTAIN COMMON AREA**

Then – Deferred Maintenance  
Now – Proactive Maintenance/Annual Calendar

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**CAPITAL IMPROVEMENTS**

Then – Failure to Obtain Homeowner Vote  
Now – Legal Advice/Homeowner Vote

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**IGNORING CORPORATE TRANSPARENCY ACT**

Then – "We Don't Need to Comply"  
Now – "Prepare For the Worst, Hope for the Best"

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CONCLUSION



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