

Dear CAI California Legislative Action Committee Supporter,

The California Legislative Action Committee (CAI-CLAC) is a dedicated volunteer committee within the Community Associations Institute (CAI), comprising homeowners and professionals involved in common interest developments (CIDs). CAI-CLAC aims to foster positive relationships with State Legislators, advocating for the interests of around 50,000 CIDs in California. By maintaining these relationships, CAI-CLAC ensures open communication channels regarding legislation impacting CIDs.

Each year, CAI-CLAC monitors several legislative pieces impacting common interest developments. Currently, we are tracking numerous bills, with top priorities being our support for three CAI-CLAC sponsored bills:

1. AB 2460 (Ta) - Reduced Quorum: This bill is a follow-up to last year's legislation, which authorized a reduced quorum for board member elections. AB 2460 will clarify who can call for a reconvened meeting where the reduced quorum will more easily allow community members to elect new board members.
2. AB 2159 (Maienschein) - Electronic Voting: This bill would authorize associations to use electronic voting systems. Twenty-seven states already permit this technology, which saves time and money and often increases participation in elections.
3. AB 2114 (Irwin) - Exterior Elevated Element Inspections: This bill would add "Civil Engineer" to the list of authorized professionals who can inspect load-bearing components and waterproofing systems in Common Interest Developments (CIDs). The goal of increasing the pool of licensed professionals performing these inspections is to provide better availability and more affordable costs to CIDs.

Additionally, CAI-CLAC opposed SB 1470 which would have adversely impacted an association's ability to resolve construction defect claims with a developer. We are happy to report SB 1470 is no longer under consideration this year.

In 2024, CAI-CLAC continues to be actively engaged in the regulatory arena, collaborating with the California Insurance Commissioner on issues affecting insurance for communities. While significant work remains, CAI-CLAC's initiatives have notably raised awareness of CID insurance issues among the California Legislature, the Department of Insurance, and the media.

Monitoring, advocating, and promoting grassroots efforts to support or oppose legislation is a costly endeavor. To maintain our high level of success, CAI-CLAC needs your support. We ask you to consider approving a line item in your annual budget to support CAI-CLAC's "Buck A Door or More" fundraising campaign. This campaign allows each household to contribute to our advocacy efforts by donating just \$1 per door. For instance, if your association has 100 units, we ask for a contribution of \$100 (or more).

To stay informed, you can track community association-related bills for this session on our website at caiclac.com/legislative-session-hot-bills. We also encourage you to join our email list to receive the latest updates, including grassroots efforts, legislative information, and resources for your community.

Thank you again for your support,



Kieran J. Purcell, Esq., CCAL
2024 CAI-CLAC Chair