

MINUTES
HOUSE BUSINESS COMMITTEE

DATE: Wednesday, March 23, 2016
TIME: 1:30 PM or Upon Adjournment
PLACE: Room EW41
MEMBERS: Chairman Barbieri, Vice Chairman Clow, Representatives Collins, Crane, Palmer, Thompson, Batt, Hixon, Kauffman, Monks, Anderst, Beyeler, DeMordaunt, Dixon, Troy, Smith, Rusche, Jordan
**ABSENT/
EXCUSED:** Reps. Palmer, Kauffman, Anderst
GUESTS: Andrew Mitzel, Realtors
Chairman Barbieri called the meeting to order at 3:53 P.M.
MOTION: **Rep. Jordan** made a motion to approve the minutes of the March 21, 2016 meeting. **Motion carried by voice vote.**
S 1317aa: **Senator Lakey** presented **S 1317aa**. He stated this legislation clarifies Home Owners' Associations may only seek attorney's fees and costs from a property owner after the property owner has had the opportunity to cure any violation. A court may determine the attorney's fees assessed by an association are reasonable. The prevailing party in a dispute may be awarded attorney's fees and costs. In answer to a committee question, he stated it is common practice for HOA's to send a homeowner notice of an infraction on attorney letterhead and pass the attorney fees on to the homeowner before he/she has had an opportunity to correct the infraction.
MOTION: **Rep. Hixon** made a motion to send **S 1317aa** to the floor with a **DO PASS** recommendation. **Motion carried by voice vote.** **Rep. Anderst** will sponsor the bill on the floor.
Chairman Barbieri and the committee thanked Page, **Katherine Nelson** and secretary, **Joyce McKenzie** for their work this session.
ADJOURN: There being no further business to come before the committee, the meeting adjourned at 4:20 P.M.

Representative Barbieri
Chair

Joyce McKenzie
Secretary