

PLAYS FROM THE
PLAYBOOK
*WHAT EVERY BOARD
MEMBER SHOULD
KNOW*

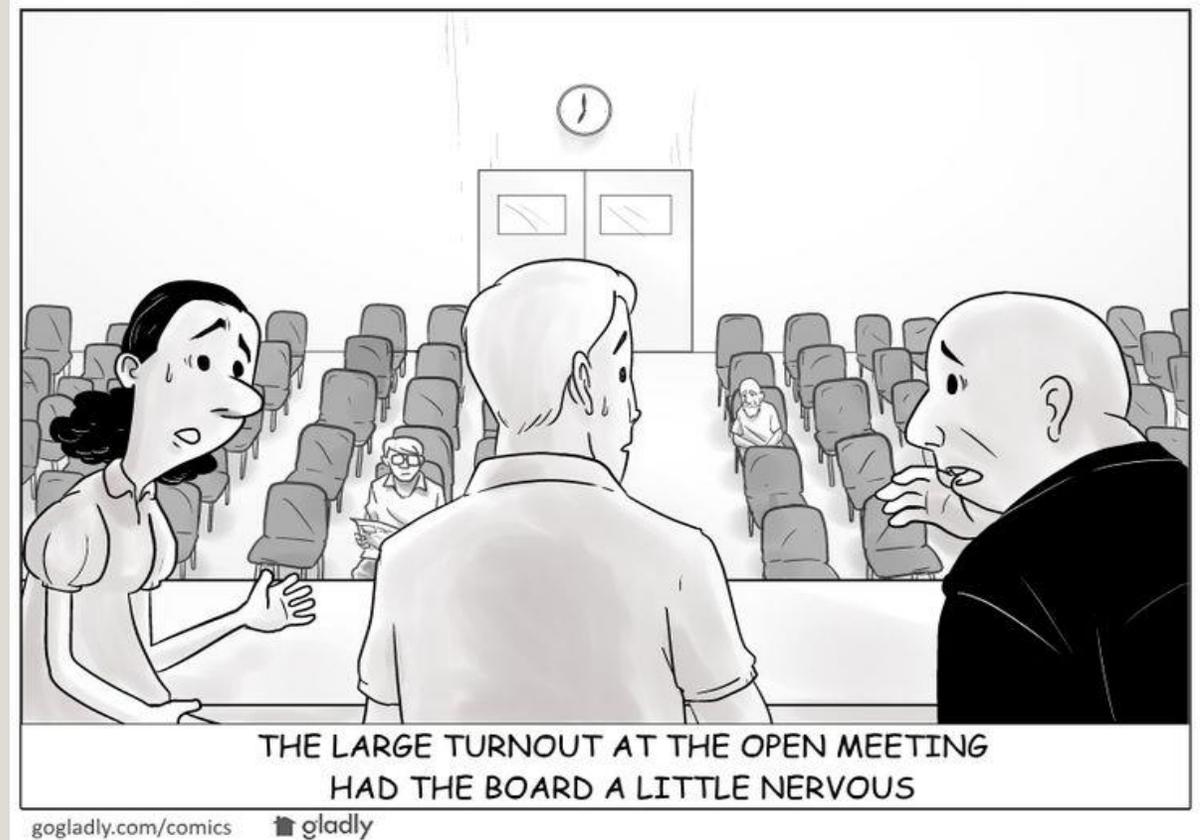
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THE MEASUREMENT OF A BOARD MEMBER



THE MEASUREMENT OF A BOARD MEMBER

- **CID Board Members**
 - What is a CID?
 - Types in Texas
 - Corporate status of CIDs
 - CID Documents
- **Roles of Board Members**
- **Fiduciary Duty/Conflict of Interest**



COMMUNICATION & ENGAGEMENT



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**"We asked owners for more feedback, but
after fining those who spoke up, none
were forthcoming."**

COMMUNICATION & ENGAGEMENT

Communication

- Philosophy
- Tools

Community Engagement

Social Media

Committee



EFFECTIVELY WORKING WITH YOUR MANAGEMENT COMPANY



EFFECTIVELY WORKING WITH YOUR MANAGEMENT COMPANY

Manager Tenure

Alignment/Priorities

Liaison

How Management Companies Make
Money



COMPLIANCE



COMPLIANCE

Legal Considerations

Goal of Compliance

Methodology

Short-Term Rentals

- *Tarr*



TARR

Four things we learned from *Tarr*:

1. “Residential Use/Residential Purpose” **does not** prohibit STR.
2. Business Use and Corporate Use **does not** prohibit STR.

TARR

3. Can regulate STR via clear language through an amendment to the Declaration.
4. KEY: Need clear plain language putting all on notice regarding a prohibition or authority, otherwise free and clear with no restriction or authority. Courts narrowly interpret restrictive covenants and favor free use of land. Doubts will be resolved against the HOA and in the owner's favor.

TARR

So if your governing documents do not expressly regulate STRs and the length of a lease, must amend the Declaration.

Section 209.004 I: 67% owner vote to approve amendment unless Declaration establishes a lower threshold.



COMPLIANCE

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Short-Term Rentals

- Urgency
- Alternative Approaches
 - Clarify Objectives