

## MINUTES

A strategic planning meeting of the Alabama Real Estate Commission was held February 19, 2015, at the offices of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

Those present were Chairman Bill Watts; Vice Chairman Nancy Wright; Commissioners Steve Cawthon, Reid Cummings, Cindy Denney, Clif Miller and Danny Sharp; Executive Director Patricia Anderson; Assistant Executive Director Teresa Hoffman and the Commission's Strategic Planning Consultant J. Danny Cooper. Commissioners Dorothy Riggins-Allen and Carole Harrison were absent with notice.

This meeting, having been duly noticed according to the Alabama Open Meetings Act, was called to order at 8:30 a.m. by Chairman Bill Watts. Opening remarks confirmed that Mr. Cooper had fulfilled all requirements to allow him to serve as the Commission's Strategic Planning Consultant.

Initial broad reference to the Commission's Strategic Plan quickly focused on the subject of possible legislation for the 2015 Session. The meeting proceeded with a discussion on past legislation concerning Homeowner's Associations (HOAs). The history of HB137, which was introduced by Representative Mac McCutcheon in the 2014 Session, was reviewed. Chairman Watts and Commissioner Cawthon described the mission of the Governor's Task Force on HOAs, those who served on that Task Force and the resulting legislation including the changes that occurred in the House version.

There was discussion about drafting and introducing legislation to address the Commission's concerns with HOAs. Commissioners agreed that such legislation is in keeping with the Commission's statutory directive to protect the public interest. There was consensus among those in attendance that Representative McCutcheon should be approached and requested to continue to support such legislation. Mr. Cooper described measures he has found to be most helpful when pursuing legislation. Among these are seeking input from and considering the perspectives of various stakeholders, determining the Commission's priorities and working closely with the bill sponsor.

The Commission decided to proceed with these measures by encouraging discussion with the Alabama Association of REALTORS® on HOA legislation and by approaching Representative McCutcheon concerning his willingness to continue his involvement in this proposed legislation. Additionally, members of the Commission are to look at HB137 and the Commission's Position Statement on Regulating HOAs and submit their priority lists to the Executive Director as soon as possible, given the immediacy of the Legislative Session.

The meeting adjourned at 9:55 a.m.

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Bill Watts, Chairman

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Teresa Hoffman, Recording Secretary