

HOUSE No. 1135

The Commonwealth of Massachusetts

PRESENTED BY:

John W. Scibak

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to condominiums or homeowners association governance and meetings.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>John W. Scibak</i>	<i>2nd Hampshire</i>	<i>1/13/2015</i>

HOUSE No. 1135

By Mr. Scibak of South Hadley, a petition (accompanied by bill, House, No. 1135) of John W. Scibak relative to the governance and meetings of condominium associations and homeowners associations. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 1151 OF 2013-2014.]

The Commonwealth of Massachusetts

**In the One Hundred and Eighty-Ninth General Court
(2015-2016)**

An Act relative to condominiums or homeowners association governance and meetings.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1: Section 10 of Chapter 183A of the General Laws, as appearing in the 2012
2 Official Edition, is hereby amended by inserting in subsection (c)(3) after the words to the extent
3 such minutes are kept, the following words:-

4 which shall include decisions made during the meetings of condominium or home owners
5 associations that directly affect the unit owners

6 SECTION 2: Chapter 183A of the General Laws, as so appearing, is hereby amended by
7 inserting after subsection (n) the following subsections:-

8 o) All unit owners should be given reasonable notice of all regularly scheduled open and
9 relevant board meetings of the organization of unit owners, including information on the

10 meetings logistics and the agendas subject matters. There shall be accurate and complete minutes
11 of said meetings, which are to be available to the complex's residents within thirty days of the
12 meeting recorded.

13 p) The trustee chair of the condominium or homeowners association shall reside within
14 the condominium that the association is governing. The trustee chair position shall be chosen by
15 annual election within the association. An individual cannot hold the trustee chair position for
16 more than 1 one-year term within a three-year period. At least a month prior to annual elections
17 of new board members, a notification shall be sent out to the complex owners stating what
18 trustee position term is expiring and what steps an interested condominium owner may take to be
19 considered for election on the next ballot.

20 q) Residents shall be able to petition to trustee board, with a minimum of 25 percent of
21 the signatures of the complex's total residents, to place the subject of the petition on the
22 associations ballot to be voted on by the residents.