

PUBLIC COMMENTS

HB 2447

HOUSE COMMITTEE ON BUSINESS & INDUSTRY

Hearing Date: April 6, 2021 8:00 AM

Nancy Kozanecki, Director
HOA Reform Coalition of Texas
Friendswood, TX

Honorable Business and Industry Committee Members,

HOA Reform Coalition of Texas and myself supports legislation that requires a Board to call a special meeting for the recall of a Board Member. HB2447 provides this ability and uses the Justice Court system in the event the Board chooses not to call a meeting.

For your consideration, HB2447 allows the Board up to 90 days to hold this meeting. This amount of time is excessive. Section 209.0056 Notice of Election or Association Vote requires that no less than 10 days and no more than 60 days before the meeting date is used for notification. The Coalition requests that 90 days is replace with the wording from Section 209.0056 (a). Otherwise a Board could call the meeting the next day after the petition is received which would may prohibit members from attending due to short notice.

The other requirements of notification and how notice is given as specified in Section 209.0056 should also be referred to in HB2447 to ensure that the time, date and detailed information is specified on the meeting notice.

Finally, 209.00593 would allow the Board to appoint a member to fill the unexpired term of the recalled Board member. This should not be allowed. Otherwise the Board could just re-appoint the recalled Board member. In the case of recall, an election should be held to allow the property owners to determine the successor. HB2447 should be amended to ensure that the Board cannot appoint a member to a recalled position.

Thank you in advance for your vote to pass this bill.

Respectfully,
Nancy Kozanecki
HOA Reform Coalition of Texas - Director

Irene Adolph, Mrs.
HOA Reform Coalition/self/retired
Houston, TX

Honorable Business and Industry Committee Members,

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For your consideration, HB2447 allows the Board up to 90 days to hold this meeting. This amount of time is excessive. Section 209.0056 Notice of Election or Association Vote requires that no less than 10 days and no more than 60 days before the meeting date is used for notification. I request that 90 days be replaced with the wording from Section 209.0056 (a). Otherwise a Board could call the meeting the next day after the petition is received which would may prohibit members from attending due to short notice.

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Thank you in advance for your vote to pass this bill.

Mrs. Irene "Beanie" Adolph
4610 Creekbend Dr.
Houston, TX 77035
713-723-3284

Jay Blint

Self

Holly Lake Ranch, TX

HB2447 - Support

Relating to the recall of a board member of and suits against a property owners' association.

This Bill establishes that 20% of the membership can require the Board to call an association meeting if a petition with the required number of signatures is obtained to remove a Board member or for other association business. There is a legal remedy if the association does not comply with the membership request for a meeting. The Coalition suggests that the 90 days be shortened to 30 days in order to call the meeting