

Third Supplement to Memorandum 2006-33

**Statutory Clarification and Simplification of  
CID Law (Material Received at Meeting)**

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The following material was received by the Commission at the meeting on August 18, 2006, in connection with Study H-855 on Statutory Clarification and Simplification of CID Law, and is attached as an Exhibit:

- Exhibit p.*
- Norma J. Walker, (8/6/06) ..... 1

Respectfully submitted,

Brian Hebert  
Assistant Executive Secretary

August 6, 2006

To:

Vineyard's Board Members

From: Norma Walker

Vineyard's Homeowner

Subject: My right as a homeowner to inspect and Copy Association Records

New law became effective July 1, 2006

The Davis-Stirling Act

2006 Condominium Blue Book page 132-140 and 380

New homeowner association laws became effective July 1, 2006 stating boards **shall** allow members to inspect/copy documents in Homeowner Associations in, California. I am aware of these laws, because I traveled to Sacramento to testify, I submitted comments at hearings on this legislation, and I visited the office of the author of this bill.

I requested copies of financial documents on July 7, 2006, and according to the new law the association had within 10 days to complete the request for the 2006 documents.

I was charged \$15.00 by the Board for documents that should have cost at most \$3.00. You read part of a sentence of the law at our last monthly meeting, and I believe your opinion was not what the new law stated if the entire paragraph is read. I re-read the e-mail from Debbie, and Management requested \$50.00 an hour in 15 minute intervals.

**See Stirling- Davis recently enacted law stating a different cost allowed.**

**Also see case law Moran vs. Oso Valley Greenbelt Assn.**

**Case law and Davis Stirling does not agree with the interpretations of the board, and the management company.**

What is the rule, or the resolution on the amount a Vineyard's Homeowners is required to pay for copies or inspection of association financial documents?

Also, why did Carole Hochstatter only have to pay .10 cent a page for the documents she requested recently?

Debbie of Pacific Management Company wrote on July 14, 2006 stating **I will need to know if you would like these items mailed to you or would you like to pick up at our office. The cost is .10 a copy and \$50 per hour in 15 minute intervals. This is the charge to the association and the law allows the pass on of association costs. If you would like the below items mailed I will also need the cost and the postage reimbursed to the association before mailing. I will need at least a day to gather the requested items and give you a cost.**

I want to be reimbursed for the overcharge *per section 1365.2*. I did not ask for enhanced records? I asked for records that were clearly identified in the new law.

***Those who have nothing to hide, hide nothing,***

Norma J. Walker

Vineyard's Homeowner