

**MINUTES OF THE SENATE BUSINESS & LABOR STANDING COMMITTEE
MONDAY, MARCH 1, 2010
ROOM 215, SENATE BUILDING
STATE CAPITOL COMPLEX**

Members Present: Sen. John Valentine, Chair
Sen. Gene Davis
Sen. Karen Mayne
Sen. Steve Urquhart
Sen. Kevin VanTassell

Members Excused: Sen. Dan Liljenquist
Sen. Wayne Niederhauser

Staff Present: Bryant R. Howe, Office of Legislative Research and General Counsel
Karen Allred, Committee Secretary

Public Speakers Present: Michael B. Miller, Attorney, Community Association Institute
Melinda Gurr, Homeowner Advocate, Community Action Program
Mica H. Close, Retired Tax Professional, All Seasons Manufactured
Homes Association
Richard McMullin, Lobbyist, Kingsley Management
Chris Purcell, State Farm
John Richards, Attorney, Homeowners' Association

A list of visitors and a copy of handouts are filed with the committee minutes.

Chair Valentine called the meeting to order at 4:35 p.m.

Approval of Minutes

MOTION: Sen. VanTassell moved to approve the minutes of February 26, 2010.

The motion passed unanimously.

1. **S.B. 278 Homeowners' Association Amendments** (*S. Urquhart*)

Sen. Urquhart explained the bill.

Michael B. Miller, Attorney, Community Association Institute spoke in support of the bill and answered questions from the committee.

MOTION: Sen. VanTassell moved to transmit S.B. 278 with a favorable recommendation.

The motion passed unanimously.

2. 2nd Sub. H.B. 388 Mobile Home Revisions (J. Dunnigan)

Rep. Dunnigan explained the bill.

Melinda Gurr, Homeowner Advocate, Community Action Program spoke in support of the bill.

Sen. VanTassell assumed the Committee Chair.

MOTION: Sen Valentine moved to amend the bill as follows:

1. *Page 3, Lines 75 through 78:*

75 home park[-]; or
76 (e) harass or threaten a resident association {~~;~~ or} .
77 {~~(f) engage in unfair or deceptive conduct to inhibit or interfere with the~~
creation or
78 operation of a resident association.}

2. *Page 3, Lines 79 through 81:*

79 [(4)] (7) A resident association may not .
(a) impose fees, dues, or assessments, upon its
80 members unless a majority of the members agree to the [assessment] imposition of fees,
dues,
81 or assessments {~~.~~} ; or
(b) harass or threaten a park operator.

The motion passed unanimously.

Mica H. Close, Retired Tax Professional, All Seasons Manufactured Homes Association and Richard McMullin, Lobbyist, Kingsley Management spoke in support of the bill.

MOTION: Sen. Mayne moved to transmit 2nd Sub. 388 with a favorable recommendation.

The motion passed unanimously.

MOTION: Sen. Mayne moved that the bill be placed on the Consent Callendar.

The motion passed unanimously.

3. **H.B. 254 Motor Vehicle Insurance - Unfair Claim Settlement Practices**
(*G. Davis*)

Sen. Davis presented the bill.

Chris Purcell, State Farm, spoke against the bill.

MOTION: Sen. Davis moved to proceed to the next item on the agenda.

The motion passed unanimously.

4. **H.B. 341 Uniform Athlete Agents Act** (*P. Ray*)

Rep. Ray explained the bill.

MOTION: Sen. VanTassell moved to transmit H.B. 341 with a favorable recommendation.

The motion passed unanimously with Sen. Davis absent for the vote.

MOTION: Sen. VanTassell moved that the bill be placed on the Consent Calendar.

The motion passed unanimously with Sen. Davis absent for the vote.

5. **H.B. 181 Condominium Association Common Expenses** (*C. Moss*)

Rep. Moss explained the bill.

John Richards, Attorney, Homeowners' Association and Michael B. Miller, Attorney, Community Association Institute spoke in support of the bill.

MOTION: Sen. VanTassell moved to transmit H.B. 181 with a favorable recommendation.

The motion passed unanimously with Sen. Davis absent for the vote.

MOTION: Sen. VanTassell moved to adjourn

The motion passed unanimously.

Chair Valentine adjourned the meeting at 5:16 p.m.

Sen. John Valentine, Committee Chair