

## Written Testimony in Opposition to HB 7874

Chairman Solomon, Members of the Committee:

Thank you for the opportunity to provide written testimony on this legislation concerning the oversight and regulation of management committees.

While we recognize and appreciate the intent behind this bill, it appears that several of its provisions may duplicate requirements already established in existing statute. For example, Section 34-36.1-3.18 currently requires associations to maintain financial records in accordance with Section 34-36.1-4.09 and to make those records available for review within thirty days upon request by a unit owner or their authorized representative.

In addition, the bill introduces new administrative obligations for volunteer executive board members, along with significant penalties for non-compliance. Recruiting and retaining qualified volunteers is already a challenge, and these added requirements may inadvertently increase that burden, potentially leading to additional, unbudgeted costs for associations.

Given these considerations, we respectfully suggest that the concerns addressed in this bill may be more effectively examined through the 16-member study commission proposed under HB 8008, which appears well-positioned to move forward.

Thank you for your time and consideration. I would be happy to answer any questions.

Sincerely,



Sandi Warner

Member of the Rhode Island Legislative Action Committee of the  
Community Associations Institute