

- ▶ **Discussion: Bill 900 - Cooperative Housing Corporations, Condominiums, and Homeowners 3 Associations – Reserve Studies**
- ▶ **Questions & Answers**
- ▶ **Overview of the Board’s Role and Responsibility**
- ▶ **Questions & Answers**



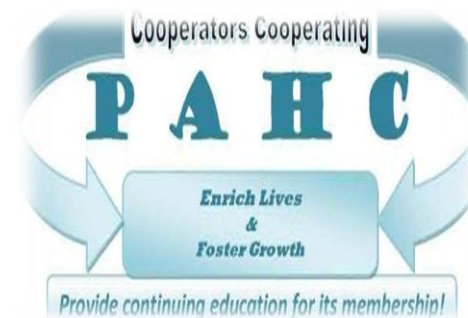
**PAHC 47<sup>th</sup> ANNUAL CONFERENCE**  
**APRIL 27-29, 2023**  
**Holiday Inn Oceanfront**  
**Address: 6600 Coastal Highway**  
**Ocean City, Maryland 21842**  
**Phone: 410-524-1600**

PAHC

***THE PURPOSE OF THE POTOMAC  
ASSOCIATION OF HOUSING  
COOPERATIVES, INC. IS TO PROVIDE  
CONTINUING EDUCATION FOR ITS  
MEMBERSHIP***



**Annie Hill, President**  
**Rhonda Dozier, Vice President**  
**Ruthie Wilder, Treasurer/Secretary**  
**Tracina Leake, Asst. Treasurer**  
**William Broadus, Member at large**  
**Maxine Dennis, Member at large**  
**Patricia Fletcher, Member at large**  
**Vacant Seat**  
**Vacant Seat**



**Saturday, November 12, 2022**  
**8:00 a.m. – 3:00 p.m.**

## Cooperative Housing Reserve Studies



**Host Co-op**  
**Washington Hill Mutual Homes**  
**At**  
**Kennedy Krieger Institute**  
**1750 E. Fairmount Avenue**  
**Baltimore, MD 21231**  
**410-276-1008**



## Registration

Name of Cooperative or Organization: \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name of Attendee(s) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Please email Ruthie Wilder at [ruthiewilder@msn.com](mailto:ruthiewilder@msn.com) or Rhonda Dozier at [rlcheek\\_811@yahoo.com](mailto:rlcheek_811@yahoo.com)*

### Registration Fees:

- FREE TO PAHC Members
- Non-Members \$25.00

*To ensure adequate food is prepared, registration is mandatory!*

For additional information, please contact Rhonda Dozier at 301-659-9069, Ruthie Wilder at 443-742-1734, or Annie Hill 202-568-3387

**Registration deadline**  
**October 31, 2022**  
**Saturday, November 12, 2022**

## Agenda

**\*Registration – Breakfast**  
**8:00 – 9:00 a.m.**

**\*Update on Laws affecting Housing Co-ops Reserve Studies.**  
**9:00 a.m. – 12:00 p.m.**

**12:00 p.m. - 12:45 p.m.**

**\*LUNCH**

**\*Overview Board Roles & Responsibilities**  
**1:00 p.m. – 2:00 p.m.**

**1:45-2:00 p.m.**  
**Workshop Conclusion/Wrap-up**

**FEEL LIKE YOU'RE WASTING YOUR RESERVE FUNDS**

- ✓ Structural Technologies provides accurate, proactive, financial analysis providing the information you need to achieve your Association's success while preserving your property value
- ✓ Detailed on site evaluation and appraisal of property components
- ✓ Forecasted deterioration, maintenance and replacement cycles for major property components
- ✓ State of the art proprietary software to compile real cost estimates of maintenance, repairs and replacement over a 20 year forecasted schedule, adjusted to account for inflation

*Board Meeting Immediately following Training*

**Join PAHC to hear from the Expert(s) on**

**This workshop will be conducted in two parts:**

**Part 1:** you will hear updates on laws affecting cooperative and other housing reserve studies from Maryland Delegate, Marvin E. Holmes, Jr. and Peter B. Miller, Arch., RS.

**Part 2:** you will hear an overview on board roles and responsibilities, serving in capacity as a board member and understanding the job description and duties of a board member.

**Reserve Studies : The Basics**

|   |   |  |
|---|---|--|
| <b>Who</b><br>needs them?   | <b>What</b><br>is it?   | <b>When</b><br>do you get one?   |
| Every homeowners association needs to perform a reserve study.                            | A reserve study is a budget planning tool that uncovers the current status of the HOA's reserve fund. | A reserve study should be conducted regularly so that your association can adequately save for large future expenses.                          |
| <b>Where</b><br>are they performed?   | <b>Why</b><br>are they important?   | <b>How</b><br>do you get one?  |
| Physical property and financial records are analyzed to determine an accurate assessment. | A reserve study creates equality between all members and mitigates financial emergencies.             | Use a firm that specializes in reserve studies. Look for accreditations such as Reserve Specialist (RS) or Professional Reserve Analyst (PRA). |