

## QUALITIES OF AN A+ COMMUNITY MANAGER



### MULCAHY Community Association MINI Cheat Sheet®

BRINGING ANSWERS  
TO COMMUNITY  
ASSOCIATIONS

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- ★ **Communicate:**
  - Listen to homeowners who have concerns or problems with the association;
  - Return/respond to phone calls/e-mails within 24/48 hours (if possible);
  - Notify the board immediately regarding important information about their association; and
  - Apologize and make the necessary corrections when mistakes happen.
  - Give a weekly update to (email every Friday) to board members on accomplishments for each week
- ★ **Oversee Maintenance and Repairs of Common areas:**
  - Conduct inspections (weekly if possible); and
  - Investigate maintenance problems in a timely manner (i.e. floods/leaks).
- ★ **Create a Strategy and Plan for the Annual Meeting:**
  - Calendar key dates (notice calling for volunteers for the board, notice of meeting, date, etc.);
  - Use mail-in or absentee ballots;
  - Compute quorum or any other special voting requirements prior to the meeting;
  - Determine whether cumulative voting can be used and whether delinquent owners can vote;
  - Reserve and confirm the location prior to the meeting date;
  - Plan for registration 30 minutes prior to the meeting with several registration tables;
  - Bring sign-in sheets with names of all owners, returned mail-in or absentee ballots, pens, unused ballots, calculator, association documents, tally sheets and the list of delinquent owners to the annual meeting; and
  - Request appointment of “inspectors of elections” to oversee the voting and election count.
- ★ **Monitor Association Insurance:**
  - Calendar renewal date(s) at least 90 days before the renewal date;
  - Investigate other insurance policies, prices and coverage at least 60 days prior to expiration of the current policy;
  - Review insurance provisions in association documents to ensure that the association has proper insurance coverage; and
  - Report insurance claims promptly to the board so the board can determine the appropriate action to take.

★ **File the Association’s Annual Report with the Arizona Corporation Commission Annually**

★ **Carefully Monitor Delinquencies**  
—Create monthly status reports.

★ **Pay Association Bills on Time:**  
—Create a list of all association bills and due dates; and  
—Promptly review, get approval for and pay all bills.

★ **Keep your Boards out of Trouble with Good Advice**  
—Comply with federal and state laws; and  
—Consult with an attorney when necessary.

★ **Obtain 2-3 bids from Contractors for Capital Improvement Projects in the Association**  
—Use licensed and bonded contractors when appropriate.

★ **Maintain Accurate and Complete Association Records**  
—Lot/Unit files;  
—Correspondence files; and  
—Meeting minute books.

★ **Be Professional when your Relationship Ends with the Association**  
—Don’t burn bridges or sabotage;  
—Help the new management company with the transition; and  
—Move on – there is plenty of work for everyone!

*This publication discusses significant points of law as they apply to community associations and is not intended to offer specific legal advice or responses to individual circumstances or problems.*