



Thursday, June 6, 2019

7:30 a.m. – 4:00 p.m.

Lynnwood Convention Center

3711 196th St SW, Lynnwood, WA 98036 – 425.778.7155

7:30 a.m. Registration, Exhibit Hall Opens & Continental Breakfast

Sponsored by: Allana Buick & Bers, Inc., CDK Construction & McLeod Construction

8:30 – 9:45 a.m. Welcome, Thanks and Opening Session

14 Leadership Trends That Will Shape Community Management Over the Next Few Years

Becoming a great leader requires taking proactive steps to improve your own leadership capabilities. But there's more to it than that. Engaged leaders need to stay on top of the current trends influencing them individually, influencing their companies and influencing others. To ensure you can continue to achieve great results, we will focus on 14 leadership trends that are shaping both today and tomorrow in a thought-provoking format.

Presented by Paul D. Grucza, CMCA, AMS, PCAM, CWD Group, Inc., AAMC

9:45 – 10:30 a.m. – Exhibit Hall

10:30 – Noon (Three Concurrent Sessions)

Hidden Dangers of Owner Improvements to Common Elements

Many HOA communities allow individual owners to make modifications or improvements to their unit. But this seemingly benign policy can have significant and costly impacts down the road.

Scenario 1: A condominium owner wishes to upgrade his or her windows. Windows are, according to this community's bylaws, the responsibility of the unit owner. With the Association's blessing, this owner proceeds with the planned window replacement. Years later water leaks begin to manifest in the units beneath. After an investigation, it is determined the leak has occurred due to an improper window installation, resulting in extensive damage to the building envelope. But who bears the cost?

Scenario 2: A penthouse owner wishes to construct a new deck on the roof top. Again, it is his responsibility and the Association approves the design. Years later repairs to the roof need to be made. However, the penthouse owner's deck covers a large portion of the roof. Who bears the cost to remove and replace the deck to repair the roof? What if, upon installation of the deck, the roof is damaged?

In this panel, we discuss the hidden dangers to common owner improvements, and how Associations can protect their community from lasting adverse impacts and added expense.

Presented by Dave Gramann, Amento Group, Anthony "Tony" Rafel, Esq., Rafel Law Group, PLLC & Alicia M. Graham, CMCA, AMS, PCAM

-Or-

Order from Chaos - Enforcement options when asking nicely doesn't work

Increasingly, we see associations with owners who just don't seem to understand or care about their obligations. Letters and fines don't work. They don't pay the fines, or they pay and don't change behavior. We explore options related to using collection remedies to force compliance, using the courts, and alternative dispute resolution programs. Suitable for all community types.

Presented by Ken Harer, CCAL & Valerie Oman, Esq., Condominium Law Group

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Manager Toolbox Series (two topics covered for newer managers, or veterans looking for a refresher)

Governing Documents

This session is designed to reinforce knowledge of community association governing documents with an emphasis on what terms commonly differ between communities, so that newer community managers (or those looking for reinforcement of the basics) can create a customized summary of key provisions for each community you represent.

Presented by Marlyn Hawkins, Esq., Barker Martin, PS

Are Communications Between Association Managers And The Association's Attorneys Confidential?

While Communications between attorneys and board members are privileged as matter of law, is that privilege lost when the association manager is communicating with the attorneys on behalf of the board? This seminar will discuss how if handled properly, communications with association managers can be kept privileged and confidential. A discussion of recent case law will also be included in the seminar.

Presented by Daniel Stein, Esq., Stein, Sudweeks & Stein

Noon – 1:15 p.m. Lunch & Exhibit Hall

Sponsored by Amento Group, RW Anderson Services, Diaz Maintenance and Superior Cleaning & Restoration

1:15 – 2:30 p.m.

Managing Remediation Projects and Assessments: On Your Marks....Get Set....WHOA!

From leaky windows and aged roofs, what seems like a minor problem can grow into a major expense. Experts will discuss best practices in evaluating the problem, legal considerations, how to prepare and qualify for financing, and project and assessment management. Take away useful tools to keep the project on track.

Presented by Jill Jones, Columbia Bank, Josh Strange, Amento Group, Jo Flannery, Esq., Ryan, Swanson & Cleveland, PLLC and Nicole Lemons, CMCA, Emerald Management & Consulting, LLC

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Manager Toolbox Series (two topics covered for newer managers, or veterans looking for a refresher)

One Size Fits All – Budgets under WUCIOA

This session will cover the applicability of the Washington Uniform Common Interest Ownership Act's (WUCIOA's) budget process and what managers may need to do differently during budget season. We'll discuss the extent to which these provisions apply to pre-existing communities and how managers can help their community association clients understand what provisions of their governing documents no longer apply (if any).

Presented by David Silver, Esq., Barker Martin, PS

Reserve Studies

We will discuss the basics of the process for preparing a reserve study, how to read your study, and how to determine which communities are required to perform an annual study. We will also discuss budget provisions and what disclosures are required under WUCIOA. Whether you are a new manager to the industry or simply want a refresher, this class will be packed with legal and practical tools for your management tool box.

Presented by Karen McDonald, CMCA, AMS, PCAM, RS, Association Reserves WA

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Reverse Tradeshow with Management Company CEOs/Executives and Business Partners

Managers, this is **your** opportunity to meet new Business Partners for your associations!

Business Partners, this is **your** opportunity to ask a room full of community association managers your burning questions.

2:30 – 4:00 p.m. Exhibit Hall Reception – *Sponsored by Arborwell and OAC Services, Inc.*



Peanut Butter, Cereal & Canned Meat Drive

WSCAI's Community Outreach Committee will be collecting Peanut Butter, Cereal and Canned Meat for the Pike Market Food Bank & Senior Center. Each attendee who donates will be given one raffle ticket per item/\$5 donation for a chance to win an Amazon gift card!

Made for Managers Day – 6.6.19

	Thru 5/17	Thru 5/31	After 5/31	At the door (after Noon 6/5)
WSCAI Member Price	\$85	\$95	\$105	\$125
Non-Member Price	\$109	\$129	\$149	\$179

Name: _____ Name: _____

Name: _____ Name: _____

Name: _____ Name: _____

Management Co.: _____

Address: _____ City/State/Zip: _____

Phone: _____ Email: _____

Enclosed is a check for \$ _____ or charge the amount to my Visa MasterCard AmEx

Card #: _____ CSV#: _____

Exp. Date: _____ Name on Card: _____

Billing address if different than above: _____

Mail Registration Form & Payment To: WSCAI – 19101 36th Ave W, Ste 205 Lynnwood, WA 98036

For More Information: (425) 778-6378 or michelle.leary@wscai.org

Telephone reservations will be considered confirmed registrations and will be billed in the event of a no show.
Cancellations received after May 30th will not be refunded, substitutions are welcome.