CAI’S COLLEGE OF COMMUNITY ASSOCIATION LAWYERS PRESENTS

41ST ANNUAL COMMUNITY ASSOCIATION Law Seminar

Jan. 15–18, 2020 | Las Vegas, NV

The Law Seminar is the premier legal conference, showcasing emerging trends and legislative changes important to the community association housing model.

REGISTER BY DEC. 5 AND SAVE $50!
CAI’s Community Association Law Seminar is brought to you by the College of Community Association Lawyers (CCAL), the legal organization dedicated to the practice of community association law.

The Law Seminar is committed to providing quality education and resources for attorneys who practice condominium and homeowners associations law. The 2 ½-day seminar delivers unlimited access to leading law professionals, from new associate to partner.

Law Seminar proceedings may be accessed in the document library and in the event app.

CAI’s College of Community Association Lawyers (“College” or “CCAL”) is a group of lawyers who have demonstrated tremendous knowledge and the highest standards of professional and ethical conduct in the practice of community association law, and who are dedicated to excellence in the specialized practice. The College provides advanced professional educational programs to its fellows and identifies and contributes to the solution of community association legal challenges. It is a collegial forum for the exchange and development of ideas by some of the most knowledgeable attorneys in the field.

SCHEDULE-AT-A-GLANCE

Wednesday, Jan. 15
Noon–1 p.m.
Registration for Optional Half-Day Program
1–5 p.m.
Optional Half-Day Program:
Running a Community Association Law Practice
(Managing Partner Track)
4–6 p.m.
Early Registration

Thursday, Jan. 16
11 a.m.–5:45 p.m.
Law Seminar Programming
Lunch provided
12:50–1:30 p.m.
General Session/Wayne Hyatt Lecture Series
Reception

Friday, Jan. 17
7:30 a.m.–5:30 p.m.
Law Seminar Programming
Breakfast and lunch provided

Saturday, Jan. 18
8–11:45 a.m.
Law Seminar Programming
Breakfast provided

Complete schedule available online at www.caionline.org/2020LawSeminar
Optional Half-Day Program
WEDNESDAY, JAN. 15
MANAGING PARTNER TRACK 1–5 P.M.
$100 before Dec. 5
$130 after Dec. 5

Running a Community Association Law Practice
Meet your challenges head-on and learn how you can better lead your association practice in this interactive two-part presentation by managing partners and other community association law firm executive leaders from around the country. Part I features managing and executive level partners discussing common challenges and best practices, including: starting a new firm; what happens when a partner leaves the firm; practicing community association law within a multi-practice large firm; challenges of medium and small firm association practices; marketing; retirement planning; and human resource and business management issues. Part II provides attendees the opportunity to network and share ideas and individual experiences.

MCLEs & CONTINUING EDUCATION
In past years, the Law Seminar has qualified for 11–16 hours of MCLE credit, including ethics. You must be registered for the Law Seminar and sign in each day to receive MCLE credit.

States typically determine if a program qualifies for MCLE credit in their jurisdiction 4–8 weeks after the program application is submitted. For many live events, credit approval is not received prior to the program. For an updated list of state application information, visit www.caionline.org/MCLE.

Note: MCLE is not guaranteed in every state. Inquire with your state to verify MCLE approval.
Law Seminar Programming

GENERAL SESSIONS

Case Law Update Part I & Part II
Experience a lively and entertaining presentation of significant cases that shaped community association law in 2019, including emerging trends in association jurisprudence.

Part I  David Graf, ESQ,* Moeller Graf P.C., Englewood, Colo. and Steven Weil, ESQ,* Berding & Weil LLP, Walnut Creek, Calif.

Panel of Pundits
You’ve got questions. We’ve got answers. Attendees of all experience levels are invited to engage with our expert panel of attorneys as they discuss trending topics and challenges impacting today’s community association law.

SESSION TOPICS

- Crowded House: Enforcement of Occupancy Restrictions in a World Focused on Higher-Density Housing
- How Legal Is It Anyway? Tips for Dealing with Recreational and Medicinal Marijuana Use in Community Associations
- Call to Order: What You Need to Know about Meeting Procedure and Robert’s Rules
- Associates Track: L:100—Essentials of Community Association Law, Part I, II, and III
- Extraordinary Amendments: From Daily Operations through Termination
- A Taxing Situation: Recent Tax Law Changes Affecting Community Associations
- ETHICS | Substance Abuse and Behavioral Concerns: A Profession at Risk
- Tech Talk: Practical Technology for the Practicing Lawyer
- Practicing in Your Personality: How to Thrive as a Community Association Lawyer
- Vexatious Litigants—How to Handle the Frivolous Filer
- Hot Topics: Harassment/Property Rights (Accessory Dwelling Units/Rentals)/Lack of Board Volunteers/Defunct Associations
- Love Me Tender: A Plea for Acceptance of Community Association Insurance Claims
- ETHICS | To Sue or Not to Sue: Board Members in Defamation Actions
- A Civil Discussion: Can an Association Effectively Regulate and Deter Incivility?
- Developer Transition and Identifying Defects: Perspectives from Community Association and Construction Defect Counsel
- HOA Election Trends: Does Increasing Government Regulation Protect or Harm?
- Mitigating Risks: Legal and Insurance Strategies When Collecting Assessments and Enforcing Covenants/Rules
- Navigating the Collection Timeline: Looking at the FDCPA, Bankruptcy Code, and State Law Requirements

*College of Community Association Lawyers Fellow
SAMPLING OF SESSIONS

A Civil Discussion: Can an Association Effectively Regulate and Deter Incivility?

A lack of civility comes in many forms: rudeness; threatening and disruptive behavior directed at other residents, staff, and contractors on the property; and truly dangerous behaviors that put the association at risk for liability. It is imperative to take incivility seriously. The fallout manifests in operational disruption, delayed repair projects, financial issues, and potential damage to the person and property of residents, employees, board members, and service providers. Learn how to identify the behaviors that warrant regulation, draft and adopt appropriate regulations, and review the technical and practical enforcement options available to associations.

HOA Election Trends: Does Increasing Government Regulation Protect or Harm?

Laws that regulate the conduct of homeowners association elections run the gamut from standard corporation code-type overviews to detailed step-by-step election procedures and requirements. Recent legislation across the country mirrors a trend toward intense regulation, similar to what we are seeing in other areas of community association life. In the election arena, proposed and new statutes address a broad range of issues, including promoting technology (e.g., allowing electronic voting); enacting detailed voting procedures that regulate everything from the form and type of ballot to the quorum requirements for member approval; and statutory prohibitions or requirements for member approval of topics previously under the authority of the board. You’ll learn the tricks and traps regarding statutory election requirements and also best practices for conducting fair association elections. Finally, don’t miss the discussion on the uses of technological innovations such as electronic voting and the related privacy issues and transparency requirements.

Mitigating Risks: Legal and Insurance Strategies When Collecting Assessments and Enforcing Covenants/Rules

The presentation will examine how community associations can manage risks associated with pursuing enforcement and defending counterclaims. It also will cover the insurance that community associations should obtain to defend and attempt to offset the potential damages associated with counterclaims brought against community associations. Listen to a discussion of the best practices for tendering a claim, negotiating with the carrier/claims adjuster with respect to appointment of general counsel to defend the counterclaim, and strategies for reimbursement of legal fees and costs.

Find complete descriptions of sessions and speakers at www.caionline.org/2020LawSeminar.
COMMUNITY INSURANCE AND RISK MANAGEMENT SPECIALISTS (CIRMS)

Insurance Masters Program

*Insurance CEs sponsored by Community Association Underwriters of America*

The CIRMS Insurance Masters Program, conducted concurrently with the Law Seminar, is a program for the experienced insurance professional and is taught at a master’s level by community association insurance experts. The program goes beyond the basics of community association insurance to include risk management and legal issues. Space is limited. Registration for the Law Seminar includes the CIRMS Insurance Masters Program.

**HO-6: Principles and Practices of Divvying Up Deductibles and Funding Loss Assessments.** Discover the two components of allocating cost and deductibles of insurance risk: Defining financial responsibility and funding that responsibility, whether by the association (in the master insurance) or by the unit owner (in their personal insurance). This program will set forth the key issues for each component and focus on the use of personal insurance.

**Fidelity Insurance Losses: Adjusting and Prosecuting Claims to Ensure Efficient and Maximum Recovery.** Association funds or property can go missing, but was it by theft? And, if so, by whom? Obtaining a recovery from a crime insurance policy may not be a simple matter. This program will explain why establishing the “proof of loss” is very important, especially if the civil justice system is used.

**Risk Management & Insurance Case Law: Learning at the Expense of Others.** Learn about important insurance case law directly involving community associations as well as insurance cases that could impact association governance, maintenance, and operations. As in the CIRMS Case Law 2019, all of the CIRMS Case Law 2020 will be supplemented with additional links for supporting material.

**Vendor/Contractor Qualification Packets (VQPs): Creating an Alignment Between Contractor’s Insurance & the Insurance Actually Provided by the Contractor’s Insurance Agent.** Transferring risk in the use of contractors and vendors works best if the contractor or vendor has insurance that can actually pay for claims and losses arising from their work for the association. Learn the importance of why the contractor’s agent should be directly involved with the risk transfer and how to align the interests between all parties.

**Love Me Tender: A Plea for Acceptance of Community Association Insurance Claims.** This is a CIRMS–Law Seminar cross-over program. Knowing when to file an insurance claim and then understanding the insurer’s subsequent response to the claim can sometimes create problems! There is an orderly way, however, to start the claim tendering process. There also is an orderly way to understand and respond to an insurer’s reservation of rights letter. Knowing what to do and how to do it may not get the insurance claim paid, but it can minimize feelings of unfairness in the claims process.

LAW SEMINAR COMMUNITY SERVICE PROJECT

Pack a book for Law Seminar to help a Nevada child read! CAI’s Community Association Law Seminar and the College of Community Association Lawyers have teamed up with The United Way of Southern Nevada to build reading packs for Clark County, Nev., elementary schools.

Clark County is the fifth largest school district in the country with 324,093 students filling 336 schools. And of those schools, 279 have Title One status. The Title One program is available to schools with a student base where at least 40% come from low-income families. The primary goal is to ensure all students, particularly those who are low-achieving, demonstrate at least proficient levels of achievement. Attendees provide the books, CAI provides the other reading pack materials.

READING PACKS INCLUDE:
Book(s) brought by attendee. Books should be in good condition and suitable for fifth and sixth graders. Visit Amazon.com® for a suggested list: https://www.amazon.com/hz/wishlist/ls/1DWER25QM82G8?ref_=wl_share. Find more book options on James Patterson’s Read Kiddo Read website: www.readkiddoread.com

ITEMS PROVIDED BY CAI:
- Book bag
- Bookmark
- Parent reading sheet
- Personalized letter for attendee to write an inspirational note

ANTI-HARASSMENT POLICY
In order to provide all participants at events, including members and other attendees, speakers, exhibitors, sponsors, employees, and volunteers, the opportunity to interact professionally and benefit from the event, CAI is committed to providing a safe and productive environment free of discrimination, hostility, harassment, and retaliation based on race, color, religion, sex, sexual orientation, gender identity or expression, age, disability, marital status, citizenship, or any other characteristic protected by law. CAI has a zero-tolerance policy for discrimination, harassment, and retaliation and is committed to enforcing this policy at all CAI events.

ACCOMMODATIONS
Aria Resort & Casino
3730 S Las Vegas Blvd., Las Vegas, NV 89158
(866) 359-7757 or (702) 590-7757

When booking accommodations, specify that you are with 2020 CAI Annual Law Seminar and Board of Trustees Meeting.
Discounted room rate is $179 (Wednesday, Jan. 15), $149 (Thursday, Jan. 16), $209 (Friday & Saturday, Jan 17–18) plus a resort fee of $39.
CAI discounted room rate is available until Dec. 13 or until the block sells out.

REGISTRATION FEES
CAI members: $649 by Dec. 5, $699 after Dec. 5
Nonmembers: $749 by Dec. 5, $795 after Dec. 5

The registration fee includes the Online Document Library, all continental breakfasts, refreshment breaks, lunches, and the Friday evening reception. All fees must be paid prior to the seminar start date by check or credit card. Wednesday’s Optional Half-Day Program is an additional fee.

Wednesday Optional Half-Day Program
$100 before Dec. 5, $130 after Dec. 5


» Register now at www.caionline.org/2020LawSeminar
GET EXPERT ADVICE AND LEARN ABOUT THE LATEST DEVELOPMENTS ON TOPICS THAT INCLUDE:

- Ethics
- Civility in community associations
- Election trends
- Debt collection best practices
- Fair Housing Act issues