

Uniform Common Interest Owners Bill of Rights Act; Application to Specific Group; Senate Sub. for HB 2267

Senate Sub. for HB 2267 makes three changes to the Kansas Uniform Common Interest Owners Bill of Rights Act that apply only to an association for a common interest community for a recreational lake development that contains less than 500 units, where less than half of those units contain a residence.

- It exempts this type of common interest community association from the existent prohibition on suspending a unit owner's right to vote except involving issues of assessments and fees. This means that the association for any such common interest community (*i.e.*, for certain recreational lake developments where less than half of the units contain a residence) could suspend a unit owner's right to vote except when association members vote on issues of assessments and fees.
- It exempts this type of association from statutory requirements on what topics an association's bylaws should address.
- It allows this type of association to deliver any required notice for a meeting, other than the annual meeting, by posting the notice on the association's website or by posting a notice on a bulletin board in the association's office, by sending a notice by electronic mail if the unit owner requests one, or by posting a sign containing the meeting notice at the main entrance to the community.

As a point of clarification, the bill is effective upon publication in the statute book. (The original Act contains language that made it effective January 1, 2011.)