

ABOUT CAI

Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations. For more than 30 years, CAI has been the leader in providing education and resources to the volunteer homeowners who govern community associations and the professionals who support them.

DID YOU KNOW?

You're part of the leadership team of a corporation. Your association is a corporation; and, although you're not running Microsoft or AT&T, you're still a corporate board member, responsible for running a business. Your investors are your association members, and you're responsible for maximizing the return on their investment—their homes.

You're a leader: Your association is a neighborhood like a family. That makes you a parent, cheerleader, role model, social director—in short, a community builder. That's a lot of responsibility, and we're here to support you. Our mission is to help you not only succeed, but to achieve success with a minimum amount of anxiety. Hopefully, we can even help you enjoy the experience. That's why we're providing this overview of what you need to know.

WHY ARE GOVERNING DOCUMENTS IMPORTANT?

They give boards the authority to govern by providing for the operation and regulation of the association.

They provide guidance and protect boards. They protect association members by spelling out their rights and responsibilities. They are supported by local ordinances, state statutes, and federal regulations. Governing documents will provide the structure within which the board can work effectively, they'll guide board decision making, and support association operations.

Their greatest value, however, lies in the fact that they are agreed to by all owners when they purchase a home in the association. The governing documents create an objective and consistent framework establishing uniform rights, responsibilities and expectations thereby providing a positive common interest community experience for all.

COMMITTEES:

Committees report to the board and are neither, in and of themselves, autonomous nor do they have authority to act and make decisions. They are not bound by the same legal responsibilities that bind the board, and they cannot speak for the board or operate in an equal fashion. Being selected to a leadership position can give some people a false sense of importance. It's important for board members to remember that they have a serious responsibility to serve the community, not their egos. Telling a professional manager how to do his or her job is a waste of the manager's expertise and the association's money. It's important for boards to focus on setting policy and leave the implementation of those policies to the manager.