

Senate Local Government & Housing

05/01/2025 01:30 PM

HB25-1123 HOA Alternative Dispute Resolution

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Amber Meriam Against themselves	Oh look Rick's, another bill where you cannot help me gain housing. And look what I found on Reddit. I've been posting mad shit about Crow and he won't help me either. I need \$2000 to get my car out of the impound lot and I do not have a home. I was standing my ground in my car when I got ripped out placed on a bogus M1 hold to give an impound lot money to support the slave catchers. I would actually help the poor white girl. She is gonna troll you until the end of time. Greedy people. I do have a go fund me set up to help me survive late stage capitalism so I don't have to rob a bank. Please send funds! I think your PACs can support it as a tax write off. IDK. https://gofund.me/92fcb4a7
Muriel Williams-Thompson For Muriel Williams-Thompson	Statement of Support for HB25-1123 As President of Denver NAREB (National Association of Real Estate Brokers-Denver Chapter), I stand in strong support of House Bill 25-1123, which establishes a much-needed alternative dispute resolution (ADR) framework between homeowners and homeowners' associations (HOAs). For far too long, our communities—especially Black and minority homeowners—have suffered from the unchecked power of HOAs, their management companies, and attorneys who often make decisions that are not homeowner-centered. These decisions can result in unnecessary legal threats, costly disputes, and even foreclosure—all without meaningful dialogue or accountability. This bill takes a critical step in the right direction by: -Empowering homeowners to initiate structured, fair, and timely conversations before being dragged into court; -Holding HOAs accountable to meet, respond, and engage in good-faith negotiations; -Reducing the financial burden on homeowners through informal resolution and optional mediation;

	<p>-Creating transparency through required policy disclosures and updated HOA procedures.</p> <p>Importantly, HB25-1123 doesn't eliminate a homeowner's right to pursue legal action—it simply ensures that every reasonable effort has been made to resolve issues internally, with dignity and fairness.</p> <p>While more work is needed to address predatory fines, foreclosure abuses, and other systemic HOA misconduct, this bill lays the groundwork for a more balanced and homeowner-focused resolution process.</p> <p>The organization I represent is committed to protecting property rights, especially for vulnerable and historically marginalized homeowners. I urge the Colorado General Assembly to pass HB25-1123 and continue the essential work of reforming HOA governance across our state.</p> <p>Thank you.</p> <p>Muriel Williams-Thompson President, Denver NAREB Broker, Town and Country Realty</p>
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