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Sacramento Forum Scenarios

Financial Forecasting 2021:

Until last year, when a new manager was assigned to the account, Trainwreck Condos HOA hadn't raised its dues for almost 10 years. Its reserves were virtually non-existent and to make matters worse, the Association recently received a notice from City Code Enforcement that it must make certain common area repairs or risk being red-tagged.

The City cited the elevated wooden walkways in its demand notice to repair. To start its compliance, the Board hired an engineer to examine the community. The engineer advised that in addition to the elevated walkways requiring repair, the balconies are also rotted and posed a safety hazard to their occupants.

What should the Board do to get themselves out of this jam?