

**CONDOMINIUM/HOA
WORKING GROUP
2019**

J. David Bennett*

Attorney at Law
Landye Bennett Blumstein LLP
3500 Wells Fargo Center
1300 SW Fifth Avenue
Portland, Oregon 97201
503-224-4100; Fax: 503-224-4133
DBennett@lbblawyers.com

Alan K. Brickley

Counsel, retired
First American Title Insurance Company
503-928-1702
akbrickley@me.com

Michelle D. Da Rosa

Attorney at Law
205 SE Spokane St Ste 300
Portland, Oregon 97202
503-220-2891
mdarosa@landandcondolaw.com

Howard M. Feuerstein*

Stoel Rives LLP, retired partner
900 SW Fifth Avenue, Suite 2600
Portland, Oregon 97204-1268
hmfinpdx@gmail.com

John T. Gibbon

Attorney at Law
CIOLA LLC, Ste 119 PMB 252
9220 SW Barbur Blvd
Portland OR 97219
503-624-0896
prptyrhtslwyr@aol.com

Jason L. Grosz

Attorney at Law
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-684-4111; Fax: 503-598-7758
jlg@vf-law.com

Karna Gustafson

Attorney at Law
Landye Bennett Blumstein LLP
3500 Wells Fargo Center
1300 SW Fifth Avenue
Portland, Oregon 97201
503-224-4100; Fax: 503-224-4133
kgustaf@lbblawyers.com
AND
VP of Government Affairs & Legal Counsel
Central Oregon Builders Association
1051 NE 4th Street
Bend, OR 97701
541-389-1058; Fax: 541-389-1545
karnag@coba.org

Michael Hanifin

Nonvoting advisory member
Land Development Manager
Oregon Real Estate Agency
Equitable Center, Suite 100
530 Center St NE
Salem, OR 97301-3740
503-378-4630; Fax: 503-373-7153
michael.b.hanifin@state.or.us

Barbara Z. Kanz* ‡

Special Projects Coordinator
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-684-4111; Fax: 503-598-7758
bzk@vf-law.com

Charles R. Pearson, PLS

Clackamas County Surveyor, Retired
11090 Se Rimrock Dr,
Happy Valley OR 97086-9669
chuck11090@gmail.com

*Committee member or worked with the committee (formed by the House Interim Committee on Housing and Urban Development) that recommended the proposed Planned Community Act to 1981 Legislature.

‡ Coordinating Member/Contact for questions or information.

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P. Stephen Russell

Attorney at Law
Landye Bennett Blumstein LLP
3500 Wells Fargo Center
1300 SW Fifth Avenue
Portland, Oregon 97201
503-224-4100; Fax: 503-224-4133
srussell@lbblawyers.com

Richard Thompson

Regenesis
PO Box 19605
Portland, OR 97280
503-977-7974; Fax: 503-977-2816
rich@regenesi.net

Rebecca Tom

Attorney at Law
Radler White Parks & Alexander
111 SW Columbia St., Suite 1100
Portland, OR 97204
971-634-0210; Fax: 971-634-0222
rtom@radlerwhite.com

A. Richard Vial, Of Counsel
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-684-4111; Fax: 503-598-7758
arv@vf-law.com

LIAISONS:

Community Associations Institute (CAI)

Denise Bower, CMCA, AMS, PCAM
Secretary, CAI Legislative Action Committee
Oregon Chapter
Community Management, Inc., President
2105 SE 9th Avenue
Portland, Oregon 97214
503-233-0300; Fax: 503-233-8884
deniseb@communitymgmt.com

**Oregon Washington Community Association
Managers (OWCAM)**

Gregory B. Coxey

Attorney at Law
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-684-4111; Fax: 503-598-7758
gbc@vf-law.com

Legislative Consultant

Scott Barrie
The Barrie Hughes Group
187 High St., NE, Suite 216
Salem, OR 97301
503-781-0424; Fax: 503-588-8025
Cell: 503-781-0424
scott@barriehughes.com

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‡ Coordinating Member/Contact for questions or information.

GENERAL BACKGROUND Condominium Working Group

Prior to the 1977 Legislative Session, the Oregon Association of Realtors, in anticipation of increased interest in condominiums and, in particular, conversion condominiums, formed a study group to review the condominium statutes. Based on the recommendations of the study group, the first significant revisions to the Unit Ownership Law (now known as the “Oregon Condominium Act”) since its enactment in 1963 were enacted by the 1977 Legislature.

Since 1977, the core of the OAR study group (“Condominium Working Group”) together with others representing developers, homeowner associations, managers and others in the industry has continued to review and propose legislation relating to condominiums and planned communities. Representatives from the Oregon Real Estate Agency have participated in the group from its initial formation and continue in an advisory capacity.

The Condominium Working Group currently includes the chair and secretary of the Community Associations Institute (CAI) Legislative Action Committee (LAC) and the chair of Oregon Washington Community Association Managers (OWCAM) Legal & Legislative Committee.

COMMUNITY ASSOCIATIONS INSTITUTE
LEGISLATIVE ACTION COMMITTEE
OREGON CHAPTER
(2019)

Karna Gustafson

Attorney at Law
Landye Bennett and Blumstein, LLC
LAC *Chair*
503-224-4100
gustaf@landye-bennett.com
AND
VP of Government Affairs & Legal Counsel
Central Oregon Builders Association
541-389-1058
karnag@coba.org

Denise Bower, CMCA, AMS, PCAM
Community Management, Inc.
President
LAC *Secretary*
503-445-1202
deniseb@communitymgt.com

Katie Anderson, PCAM, AMS, CMCA
Aperion Management Group, LLC
541-389-3172
kanderson@aperionmgt.com

Deana Doney

RE/Max Equity Group, Inc.
On the Green Condominium
503-495-5214
deanadoney@comcast.net

Marshall Fant, CMCA, CCAM - Emeritus
The Management Trust
President - Northwest Region
503-670-8111
Marshall.Fant@managementtrust.com

Elle Larkin

VP/HOA Banker
Pacific Premier Bank
949-526-7156
elarkin@ppbi.com

Tami MacLeod

Attorney at Law
Schwabe Williamson & Wyatt PC
541-749-4072
tmacleod@schwabe.com

David Schwindt, CPA, RS, PRA
Schwindt & Company
LAC *Treasurer*
503-227-1165
DSchwindt@schwindtco.com

Rich Thompson

Regenesis
503-977-7974
rich@regenesis.net

A. Richard Vial

Of Counsel
Vial Fotheringham LLP
503-684-4111
arv@vf-law.com

Legislative Consultant:

Scott Barrie
The Barrie Hughes Group
503-781-0424
scott@barriehughes.com
503-718-5205

ABOUT CAI

CAI is an international membership organization dedicated to building better communities. With more than 40,000 members, CAI works in partnership with 64 chapters, including a chapter in South Africa, as well as with housing leaders in a number of other countries, including Australia, Canada, the United Arab Emirates and the United Kingdom.

CAI provides information, education and resources to the homeowner volunteers who govern communities and the professionals who support them. CAI members include association board members and other homeowner leaders, community managers, association management firms and other professionals who provide products and services to associations.

CAI serves community associations and homeowners by:

◀ Advancing excellence through seminars, workshops, conferences and education programs, most of which lead to professional designations for community managers and other industry professionals.

◀ Publishing the largest collection of resources available on community association management and governance, including website content, books, guides, *Common Ground* magazine and specialized newsletters.

◀ Advocating on behalf of common-interest communities and industry professionals before legislatures, regulatory bodies and the courts.

◀ Conducting research and serving as an international clearinghouse for information, innovations and best practices in community association development, governance and management.

We believe homeowner and condominium associations should strive to exceed the expectations of their residents. We work toward this goal by identifying and meeting the evolving needs of the professionals and volunteers who serve associations, by being a trusted forum for the collaborative exchange of knowledge and information, and by helping our members learn, achieve and excel. Our mission is to inspire professionalism, effective leadership and responsible citizenship—ideals reflected in associations that are preferred places to call home.

HISTORY

In 1964, the Urban Land Institute (ULI) published *Technical Bulletin No. 50: The Homes Association Handbook*, the first systematic study of planned communities. The principal author was Byron Hanke, one of CAI's eventual founders. The document called for the creation of a national organization to provide education and act as a clearinghouse of ideas and practices for the community association housing market.

In 1965, ULI and the National Association of Home Builders (NAHB) wrote a model planned-unit development statute. In 1973, CAI was organized through the joint efforts of the ULI, NAHB, the U.S. League of Savings and Loan Associations, the Veterans Administration, the U.S. Department of Housing and Urban Development, 23 builder/developers and a number of leading community association professionals.

Thanks to countless dedicated, selfless and inspired member leaders -- CAI is the international center for community association information, best practices, education and advocacy.

FOR MORE INFORMATION, GO TO: <https://www.caionline.org>



Oregon Washington Community Association Managers was established in 2002 to serve community association managers and service providers of the Pacific Northwest. The primary goals are to:

- *Enhance professional image.*
- *Represent proposed licensing and legislation.*
- *Promote education.*
- *Provide a network for business opportunities.*