

The 2026 CID Compliance Audit

A Homeowner's 10-Point Checklist for WUCIOA Compliance

Property Address: _____

Association Name: _____

Section 1: Board Meetings & Transparency

- **1. The 14-Day Rule:** Does the Board provide at least 14 days' notice for all meetings (unless it's an emergency)? *Standard notice is now 14-50 days.*
- **2. The 15-Minute Voice:** Does every Board meeting begin with a mandatory 15-minute owner comment period? *Boards must allow owners to speak on agenda items before any votes are cast.*
- **3. Open Decision Making:** Are all Board and committee meetings open to owner observation? *Closed-door "work sessions" where decisions are made are no longer permitted under the new law.*
- **4. Agenda Accessibility:** Are meeting agendas and all written materials provided to the Board (like repair bids or financial reports) made available to owners **at the same time**?

Section 2: Financial Management & Reserves

- **5. Interest-Bearing Reserves:** Are the association's reserve funds held in a US-regulated, interest-bearing account titled solely in the name of the Association?
- **6. The \$250k Guardrail:** If the community has over \$250k in reserves, does the Board have a documented policy for investing in securities that keeps at least 50% in liquid accounts?
- **7. No-Fee Payment Option:** Does the Association provide at least **one** method of paying assessments that has zero convenience fees? *Charging a fee for every available payment method is now a violation.*
- **8. Annual Reconciliation:** Has the Board provided an annual "Account Reconciliation" to ensure you were assessed only for the actual expenses incurred?

Section 3: Modern Property Rights

- **9. "Reasonable" EV/Energy Policy:** Has the Board updated its bylaws to remove "blanket bans" on EV chargers and Heat Pumps? *Associations can no longer unreasonably deny these installations on units or designated stalls.*

- **[] 10. The Resale Shield:** Is your building's **Resale Certificate** updated with the 2026 required contents? *If a buyer receives the wrong format, they may have a legal "out" to cancel the contract just days before closing.*
-

Your Audit Score:

- **8-10 Points:** Your community is a leader in 2026 compliance.
- **5-7 Points:** You are at risk. A buyer's lender may flag these issues, delaying your sale.
- **0-4 Points:** Immediate Action Required. Your Board may be operating under "Legacy" rules that are no longer legally enforceable.



Alicia Ewbank, CCS
Windermere Real Estate East, Inc,
Founder of Sellmycondo.org
aliciae@windermere.com
(206)446-1952
aliciaewbank.withwre.com
sellmycondo.org