



CAMICB Continuing Education Course

Course Title:

Homeowner Association Roof Replacement Planning and Budgeting for Future Success

Boral Roofing

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Description of Program

The purpose of this program is to educate Community Association Managers on the importance of roof replacement planning for common interest developments. By providing this course to and educating Community Association Managers, they will have a better understanding of the significance of the reserve study to roof replacement and how this can open up roof design considerations leading to more durable, energy efficient, and resilient roofing solutions.

This CEU presentation will also educate Community Association Managers on environmental and performance considerations that will make them an important resource to the board of directors so they can be highly informed on roof solutions. Five out of every one hundred homes in America encounter a claim each year. Wind, hail and water related weather damage account for approximately 50% of insurance claims. For homeowners that are part of a common interest development the education provided by the community association manager is critical to ensuring they are properly insured and educated on the HOA responsibilities. Community Association Managers are a key component for material selection by board members and owners that are part of an association when capital improvement projects occur.

Learner Outcomes

1. Common interest developments and why roofing should be a priority in planning

- What is a common interest development
- Budgeting and Assessments for common area improvements
- Governing documents and how they impact roof selection
- Reserve study analysis relative to roof replacement budgeting
- Residential steep slope roofing trends analysis
- Community association manager responsibilities

2. Roof specific HOA reserve budget analysis

- Roofing component assessment and its impact on the reserve study
- Steps required in conducting a physical analysis of building materials
- Material replacement cost sources and inflation implications
- Insurance implications and responsibilities for both the HOA and unit owners
- Product warranties and life-cycle planning



- Roof selection design benefits for improve property valuation

3. Roof design considerations for HOA Managers

- Maintenance considerations with roof material
- Environmental considerations
 - Ice Damming
 - Wind Uplift
 - Fire Rating
 - Impact resistance
 - Solar integration
 - Roof weight considerations
- Cool roof design – energy efficiency consideration with roof material selection
- Executing and budgeting for future success