

8 Things all HOA Board of Directors should know before making a roofing decision

There's a lot of Home Owners Associations out there that are managed by Property Management Companies but ultimately, the Board of Directors are the ones that make the budgeting decisions. Often times, roofing is a big part of that equation. With the roofs most likely being the largest investment throughout the property, it is vital that the roofing decisions that are made are the right ones. We've compiled a list that works not only for the Board of Directors, but also Property Management Companies that are in the process of making a roofing decision.

1. First of all, you need to find out who the current manufacturer is of your roof/s to see if there is any warranty attached to it.
2. Next, you need to find a roofing contractor that you can trust. The best place to look is your local trade associations. For HOA specific associations, try Community Associations Institute (CAI), California Association of Community Managers (CACM), or if you are a property manager try Building Owners and Managers Association (BOMA) or Institute of Real Estate Management (IREM). Often times the websites will have an online directory if you are pressed for time.

3. Make sure the roofing contractor has the proper insurance (with no HOA exclusions).
4. Safety is a big one here. Ask the roofing contractor about their safety program and make sure they are up to date and conform to all OSHA safety requirements/standards. You don't want to be liable if an accident were to occur.
5. Make sure the roofing contractor has the ability and resources to get the job done right and on time. Ask for references of similar jobs and call them!
6. When the roofing contractor does preform the roof inspection, don't be surprised to see unapproved satellite dishes, solar or other damage in the inspection report. Constantly remind your tenants of your policies, this will save you \$ on roof leaks/repairs!
7. When you do receive bids, it's very important to compare apples to apples. It's very common for bids to be thousands of dollars apart. That's because there are so many variables on the roof. The best way to do this is to invite the contractors to a board meeting and discuss the details. This is also a good way to see if the company is a good fit.
8. Finally, learn about the company and their reputation. Many roofing contractors are barely holding on by a thread through this recession.

There are many documented cases where roofing contractors have pulled off of the job because of financial instability.

If you have any questions regarding this article, feel free to contact RSI

Roofing at 858-278-7200 or visit them online at www.thinkrsi.com