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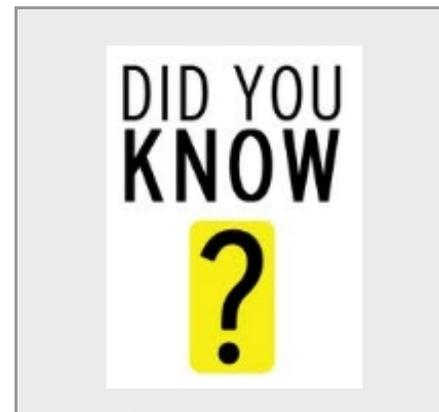


i'mPOWERED! Vol. 1.3 November 2014



NMHOA's President Tim Sheahan Welcomes You to i'mPOWERED!

Welcome to NMHOA's educational series,



i'mPOWERED! As they say, "knowledge is power," which inspired NMHOA to create a new and distinctive name that combines the three words I-am-empowered.

The goal of **i'mPOWERED!** is to inform and educate so you have the tools to help yourself in dealing with the precarious situation of owning a home on someone else's land. Knowledge will help ensure your "home/land security" and make your manufactured home living experience more enjoyable and enriched, with reduced stress and anxiety.

For the rest of Tim's welcome go [HERE](#).

Ask Ishbel

Q. *Why do I need to sign a lease?*

A. A lease is a contract and ought to be an agreement between both parties. Unfortunately, many home owners in land lease manufactured housing communities sign leases/rental agreements without realizing that there may be the potential to negotiate the terms.



Many rental agreements are standard forms that

According to the Government Accountability Office, key standards for manufactured homes provide a lower margin of safety against a carbon monoxide exposure incident than those for site-built homes, which are constructed at their permanent locations. For instance, the Department of Housing and Urban Development (HUD) Code requires a minimum 3-foot separation between air intakes and exhaust vents, while industry standards for site-built homes have required a greater distance for many years. **See more on this vital home requirement [HERE](#).**



Banding Together for Change – This is the unifying theme for [NMHOA's Annual Convention](#) to be held in Seattle, WA, from November 13 – 15.

everyone assumes must be signed and therefore agreed to, as written. However, you may well be able to negotiate some of the terms if you so choose.

To read more of Ishbel's answer and to see if you can improve your lease, click [HERE](#).

If you have a question for Ishbel, please email it to her at: ishbel@nmhoa.org

Board Meeting Minutes for Non Profits and Exempt Organizations

By: Myra Close

Board meeting minutes are an important but often under-valued form of recordkeeping for organizations. Minutes provide a memorialized chronology of key information such as board actions, elections of officers or directors, and certain reports from committees and staff.

Additionally, meeting minutes can have important legal significance in an IRS examination and as evidence in courts if, for example, someone challenges the validity of certain actions or positions.

To ensure you are documenting your HOA meetings in the best way, you can refer to



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this resource on taking minutes [HERE](#).



National Manufactured Home Owners Association

The mission of the National Manufactured Home Owners Association (NMHOA) is to promote, represent, preserve, and enhance the rights and interests of manufactured home-owners throughout the United States.



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"Fighting For Home/Land Security and Equity For All"

