

## M-204: Community Governance

### Sample Exam Questions

1. Amending governing documents:
  - a. Is a simple process and does not need legal counsel input
  - b. Should follow a specific process that is spelled out in the document
  - c. Should be done annually
  - d. Never needs to be considered since smart attorneys wrote them initially
  
2. Inappropriate ways associations influence legislation are:
  - a. By spending funds without Board approval
  - b. By supporting a specific candidate and using association funds on the campaign
  - c. By threatening elected officials if they don't support your association causes
  - d. All of the above
  
3. A community manager should:
  - a. Implement the decisions of the Board
  - b. Establish policies and procedures
  - c. Approve and sign Association contracts
  - d. Appoint committees
  
4. The association attorney
  - a. Is usually the last one associations call upon since they charge so much money
  - b. Should be at every board meeting and run the meeting
  - c. Is an advisor and provides expert knowledge and is the association's advocate
  - d. Usually only review boring contract language
  
5. When a Board enforces rules:
  - a. It can be arbitrary and capricious
  - b. It should try and impose heavy penalty fines in order to generate association income
  - c. The Board should consider their residential areas first, and then the other parts of the community
  - d. The Board needs to be consistent and provide for due process for all alleged violators