

## Associated Reserve Planners

You are invited to our newest virtual webinar – FREE

Thursday April 14<sup>th</sup> 11:00 AM – 12:30 PM Pacific Time

### Maintenance Plan, Inspections, & Reserve Studies – The Three Pillars of Facilities Maintenance

Reserve studies have become a relatively common practice for the community association over the last thirty years or so. The partial collapse of the Champlain Towers South condominium building in Florida in June 2021 raised awareness of the importance of inspections, which weren't necessarily on the radar for most folks. Maintenance within the community association industry is often referred to in the abstract only, such as "make sure you're performing the necessary maintenance."

A comprehensive maintenance program that includes inspections as a normal and necessary part of that program is the only way to ensure appropriate facilities maintenance. The reserve study is a budget only to plan funding for the large, non-annual Major Repair and Replacement (MRR) maintenance projects. The "reserve study" in the community association industry is a "hybrid" service that differs from practices in the rest of the "capital budgeting" world.

Register FREE here -

[https://events.zoom.us/ev/AENTEqU7OLMGPdYeDoGoQ4W0KGmALaJmczTYw5tkj\\_clp  
q4fp-ggs8cvwBVXV9NUD5PzyU](https://events.zoom.us/j/98045201234)

For questions contact us at [education@ARP-USA.org](mailto:education@ARP-USA.org)

Join our three experts in a discussion of the interaction of these "three pillars" of facilities maintenance.

**Andy Henley** is executive vice president of ProTec Building Services and has over 35 years' experience in the HOA industry and has served on ProTec's Executive Leadership Team for over a decade. During his time as operations manager of ProTec he experienced tremendous success. Over that period, ProTec expanded from 200 to 390 employees servicing over 1,200 HOAs across Southern California and Nevada. ProTec prepares maintenance manuals for associations and has prepared more than 3,000 maintenance manuals.

**James W. Anderson, PE** is a Principal and Engineering Division Manager with Becht Engineering BT, Inc. James has more than twenty-one years of experience in the fields of civil/structural design and inspection services. He is recognized as an expert in field of inspection of deteriorated or damaged structures to determine causation and reusability. He has a vast amount of experience in the inspection of roofs, facades, balconies/decks, framing, foundation, parking garages, retaining walls, and drainage systems. James has prepared numerous technical reports on structural deficiencies for residential, commercial, and mixed-use projects. James has a Bachelor of Science degree in Bioresource Engineering from Rutgers College of Engineering and is a licensed Professional Engineer in fourteen states. He manages a multi-discipline Branch Office in the Mid-Atlantic region.

**Gary Porter, RS, FMP, CPA, RRC**, is the CEO of Facilities Advisors International and president of ICBI. Gary has provided reserve study services since 1982. He has authored five books and more than 400 articles on association financial matters and has made dozens of presentations to industry and professional groups. He is considered to be one of the foremost financial experts for associations and has been quoted or published in the Wall Street Journal, Money magazine, Kiplinger's Personal Finance, Common Ground, The Ledger Quarterly, and The Practical Accountant. He is also president of the International Capital Budgeting Institute (ICBI) and primary author of ICBI's

Generally Accepted Reserve Study Standards. Mr. Porter holds the FMP (Facilities Management Professional) credential, which designates him as an expert in facilities management, a critical skill in component condition assessment. As a recognized economics and valuations expert in the California Superior Court system for more than twenty years he has testified in court more than 50 times and served as the court appointed independent expert on several occasions. He holds CAI's RS (Reserve Specialist) designation and is also a registered reserve study specialist (RSS) in Nevada. Mr. Porter is also a Certified Public Accountant and possesses the skills directly applicable to preparation of a financial projection for future major repairs and replacements. He also holds the Registered Reserve Consultant (RRC) credential, the highest designation available to reserve preparers. The RRC credential requires that the individual must have completed a set of training courses that include all technical areas of the reserve study process. Mr. Porter is the author of several of the required training courses and a consultant or reviewer on all of the required courses. His broad background gives him a global perspective of the entire reserve study process and the ability to write the book "Reserve Studies – The Complete Guide". Mr. Porter has been active in the industry for decades. He was a founding member of the CAI Channel Islands California chapter in 1979 and served as CAI's national president in 1998-99. He has received numerous awards, including CAI's Distinguished Service and Author of the Year Awards, and CACM's Vision Award for outstanding service.

Mail service provided by HOA Financial Services Group

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