



Robert W. Browning, PCAM, RS

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PROFESSIONAL PROFILE

After starting his career in 1988 in community association management working for a large firm (TRI Management,) Mr. Browning moved to The Huntington Group (THG), a Sacramento top 25 property management firm and general contractor in 1992, and initiated the reserve study department. He gained experience in his seven years at THG performing hundreds of reserve studies and honing his craft as a construction manager. One of his duties while at THG was supervising the reconstruction of over 60 condominium units flooded during 1996. In addition, he supervised the redevelopment of hundreds of apartment units working with building owners and governmental agencies.

Robert Browning formed the Browning Reserve Group in April 1999. The Browning Reserve Group (BRG) performs reserve studies for common interest communities, special districts, park and community services districts and other entities that can benefit from long range financial planning. Reserve studies form the core business for BRG. Mr. Browning supervises several employees in the day to day operations of a full service reserve study preparation firm.

Mr. Browning also has served as a consultant in cases involving adequacy of reserves in California and Nevada.

EDUCATION

- B. A. California State University Sacramento, 1983
Major: Geography
Support Area: Economics, Urban Planning
- A. A. Sacramento City College, 1978
Major: Drafting Technology

DESIGNATIONS

- PCAM Community Associations Institute (CAI), 1995

The highest professional recognition available nationwide to managers who specialize in community association management.
- RS Community Association Institute, 2000

The RS designation is awarded to experienced, qualified reserve specialists who, through years of specialized experience, can help ensure that community associations prepare their reserve budget as accurately as possible.

LICENSES

- General Building Contractor California State License Board, 1999 –Present
License #768851
- Reserve Specialist Nevada State Permit to Perform Reserve Studies, 2008 – Present
Study Permit RSS #005

SERVICE

- President Foundation for Community Association Research, 2007/2008

The Foundation for Community Association Research is a national, nonprofit 501(c)(3) organization devoted to common interest community research, development, and scholarship. Incorporated in 1975, the Foundation supports and conducts research in the community, homeowner, and condominium association industry. Board member from 2003 – 2009. Currently serve on the Research Committee of FCAR.

- Co-Chair Foundation for Community Association Research, Byron Hanke Fellowship Committee, 2010 – Present
- The Byron Hanke Fellowship is granted to select graduate students to implement research projects related to the development, management and governance of common interest communities. Mr. Browning has co-chaired this committee, along with Clifford Treese since 2010.
- Trustee Community Associations Institute, 2000 – 2006
- Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations.
- Chair California Legislative Action Committee – CAI, 2003/2004
- Delegate California Legislative Action Committee – CAI, 1994 – Present (Emeritus)
- President California North Chapter – CAI, 1993 & 2003
- Appointee Community Planning Advisory Council for South Sacramento, 1994 - 97
Appointed by the Board of Supervisors to oversee planning decisions in the region.
- Proctor Community Associations Institute, 2004 – 2013
Proctor testing for home study CAI manager education courses.

Awards

- Recipient
2017 Award of Excellence in Designations
CAI National presented this award to Mr. Browning at the National Conference in 2017 in Las Vegas, NV. This was for Co-Chairing the CAI National Task Force, along with Mitch Frumkin, P.E., RS, in updating the CAI National Reserve Study Standards.
- Recipient
2016 Award of Excellence in Government and Public Affairs
CAI National presented this award to Mr. Browning at the National Conference in 2016 in Orlando FL. This was for his work in writing the white paper entitled "Ham Radio and the Community Association" and for his efforts to help amend the "Ham Radio" Bill in the Congress in 2015/16.
- Recipient
2010 Robert Browning Lifetime Achievement Award, 2010
Mr. Browning is the inaugural recipient of the CAI-California North Chapter "Robert Browning Lifetime Achievement Award" which was presented to him December 2, 2010 at the CAI-California North Chapter annual awards gala.

Recipient Award of Excellence in Chapter Leadership
1997 CAI National presented this award to Mr. Browning at the National
Conference in 1997.

PRESENTATIONS / WORKSHOPS

Speaker 2018, What's New with National Reserve Study Standards, CAI National
Conference, Washington D.C.; Co-Presented with Mitch Frumkin, RS,
PE.

Speaker 2016, Everyone's Two Favorite Topics: Insurance & Reserves, CAI CA
North Chapter, Sacramento, CA; Co-Presented with Christina Keele,
CIRMS or Russo Insurance.

Speaker 2016, Dawn of the Smart Community, CACM CA California Association of
Community Managers, Oakland, CA; Co-Presented with Kim Weiss of
Three-Phase Electric.

Speaker 2016, Everyone's Two Favorite Topics: Insurance & Reserves, CAI CA
North Chapter, Sacramento, CA; Co-Presented with Christina Keele,
CIRMS or Russo Insurance.

Speaker 2016, CIRMS Program: Aging Buildings & People, CAI National Law
Seminar sponsored by the College of Community Association Lawyers;
Co-Presented with other panelists from across the US.

Speaker 2014, Using Reserve Studies During Challenging Times & Construction
Projects, CAI Nevada Chapter, Reno, NV; Co-Presented with Regan
Brown, GB Group; Bill Mann, Blue Mountain Construction

Speaker 2014, Using Reserve Studies During Challenging Times & Construction
Projects, CAI CA BayCen Chapter Luncheon, Stockton, CA; Co-
Presented with Regan Brown, GB Group; Bill Mann, Blue Mountain
Construction

Speaker 2014, Using Reserve Studies During Challenging Times & Construction
Projects, CAI CA North Chapter Luncheon, Sacramento, CA; Co-
Presented with Regan Brown, GB Group

Speaker 2013, Component Lives, A Moving Target, CAI-Bay/Central CA Chapter
Luncheon, Stockton, CA

Speaker 2013, Using the Reserve Study in Challenging Economic Times, CAI CA
North Chapter Managers Breakfast Forum, Sacramento

- Speaker 2012, How to Handle Non-Budgetary Components, CAI-Bay/Central CA Chapter Luncheon, Stockton, CA
- Speaker 2010, CAI California Legal Forum, Irvine, CA, Panel presentation on manager ethics.
- Speaker 2009, Managing Your Association's maintenance Obligations in Financially Stressful Times, CAI-California North Chapter, Sacramento, CA; Co-presented with C. Fenton, Esq., J. Bowman, PCAM, E. Benner.
- Speaker 2009, Budgeting for Tough Times, CAI-California North Chapter, Sacramento, CA; Co-presented with Sandra Gottlieb, Esq.
- Speaker 2007, Challenges of Managing the Condo Conversion, CAI National Conference, Las Vegas, NV; Co-presented with Ken Kosloff, RS and Tyler Berding, Esq.
- Speaker 2006, Reserve Studies: High Quality Component Inspections Best Practices, CAI National Conference, Washington D.C.; Co-presented with Ted Salgado, RS, John Poehlmann, RS, Ken Kosloff, RS.
- Speaker 2006, California Manager's Reserve Study Primer Course, Browning Reserve Group Seminar attended by 40 managers in June 2006.
- Instructor Reserves, What, Why, & How, California Association of Community Managers, 2010 – Present, Managers
- Instructor Strategic Financial Planning, California Association of Community Managers, 2015 – Present, Managers
- Instructor Essentials of Community Association Management, CAI, 1998 – Present
- Reviewer Drafting Association Rules, Fourth Edition, 2002, Community Association Press
- Author Ham Radio Bill in Congress May Invalidate CC&R's; Community Interests Magazine, 2016, Community Association Institute, Nevada Chapter
- Author Ham Radio and the Community Association; White Paper 2015, Community Associations Institute National Organization
- Author Reserve Studies and the Board; The Communicator, 2015, Community Association Institute, Bay Area/Central CA Chapter
- Author How to Understand Your Reserve Study; Community Interests Magazine, 2015, Community Association Institute, Nevada Chapter
- Author Using Reserve Studies to Weather the Foreclosure Storm; The Voice, 2013, Community Association Institute, CA North Chapter

- Author Tips for Creating a Successful Reserve Study; The Communicator, 2011, Community Association Institute, CA BayCen Chapter
- Author The Good, The Bad and The Missing; The Communicator, 2010, Community Association Institute, CA BayCen Chapter
- Author Backwards Thinking; The Voice, 2010, Community Association Institute, CA North Chapter
- Author Are You Ready for the New Reserve Study Disclosure; The Voice, Issue #1, 2009, Community Association Institute, CA North Chapter
- Author The Benefits of a Reserve Study; The Voice, Issue #2, 2008, Community Association Institute, CA North Chapter
- Author What's Up With Our Reserve Study; The Voice, Issue #2, 2006, Community Association Institute, CA North Chapter

CONSULTING

- Consultant Copper Gate HOA v. Western Pacific Housing, Inc., et al. Expert Witness at Arbitration, 2017. As an expert witness, Mr. Browning advised legal counsel on the adequacy of reserves including depositions and testimony at arbitration.
- Consultant Mr. Browning advised legal counsel on the adequacy of a reserve study and reviewed an easement agreement to determine if the agreement treated reserves properly, 2011.
- Consultant ArrowCreek HOA v. Southwest Pointe 2008
Case evaluation and review of documents for litigation support on behalf of the plaintiff.
- Consultant Residence at Canyon Gate HOA, Nevada, 2007
Litigation support advising on the converted building reserve deficit for the plaintiff.
- Arbitrator Talk Radio Network 2004
Mr. Browning was retained for an arbitration for the network.
- Consultant Walnut Orchard HOA, California, 1998
Litigation support for the defense regarding the developer's reserve contribution support while in control.

Receiver Superior Court of the State of California, 1998. Mr. Browning was appointed receiver by the court to manage the association and ensure fair and accurate elections.

The Browning Reserve Group has more than 2,500 clients in the United States and Mexico. References are available on request.