



PHAEDRA J. HOWARD
ATTORNEY AT LAW

phoward@hjlawfirm.com
Direct : 952-746-2142



OVERVIEW

Phaedra brings her creative and strategic acumen to individuals and a broad range of entities, including condominium, townhouse, cooperative, and other community associations. She provides legal advice and representation on a wide variety of issues affecting associations, including:

- Collection of assessments and lien foreclosure
- Interpretation and enforcement of governing documents
- Drafting and amending governing documents and rules
- Homeowner and vendor disputes
- Preparing maintenance responsibility charts and preventative maintenance plans
- Cooperative membership issues and termination of membership/eviction
- Sale of cooperative shares and real estate
- Conversion/termination of community associations
- Board training on governance and related issues
- Fair housing concerns/complaints
- Review and negotiation of management agreements and other vendor contracts
- Litigation matters involving community associations

Phaedra also represents property owners and others in the real estate sector on issues involving:

- Mortgage and lien enforcement and foreclosure
- Mechanic's liens and foreclosure
- Contracts for deed and cancellations
- Purchase agreements, sales, and leases of residential and commercial real estate
- Easements
- Fair housing issues
- Landlord/tenant disputes, including evictions
- Title defects
- Adverse possession and boundary disputes
- Title exams and opinions
- Torrens registration and proceedings subsequent
- Real estate litigation and appeals

PRACTICE AREA

Collections, Creditor Remedies & Bankruptcy
Homeowner Associations
Real Estate

ADMISSIONS

Minnesota State and Federal Courts
Wisconsin State Courts

EDUCATION

Hamline University School of Law, J.D., 1999
University of Chicago, B.A., 1992

- Bankruptcy court/ creditor representation

Whether working with individuals or commercial entities in real estate, community association law, or collections, creditor's rights and remedies, Phaedra tailors her legal services to the unique needs of each client.

"I individualize my approach to each case so that my clients have a clear understanding of their options and how best to proceed within the constraints of a particular situation," says Phaedra. "By getting to know my clients and understanding the unique nature of their situation, together we can achieve the best possible outcome."

She is licensed to practice law in the state courts of Minnesota and Wisconsin and the federal court in Minnesota.

EXPERIENCE

- The representation of a cooperative in the sale of its property through a structured sale of all of the members' shares to a single investor
- A successful appeal on behalf of a townhome association involving its authority to assess a member's unit for legal fees incurred in defending against the member's threats and claims against the association: *Horodenski v. Lyndale Green Townhome Assoc., Inc.*, 804 N.W.2d 366 (Minn. Ct. App. 2011)
- Member compliance issues on behalf of a housing cooperative association, resulting in the termination of membership and eviction of several disruptive members: *Rolling Meadows Cooperative, Inc. v. MacAtee*, 904 N.W.2d 920 (Minn.Ct. App. 2017)
- The representation of an existing townhome association in drafting and adopting all new governing documents after its initial governing documents expired, which required 100% consent from all owners and mortgagees
- The termination of a condominium for redevelopment purposes
- The development of a plan for a condominium to allow and encourage its members to construct and improve patio areas at their own expense without having to convert those areas to Limited Common Elements

AFFILIATIONS

- Minnesota State Bar Association Board Certified Real Property Law Specialist
- CAI Educated Business Partner Certification
- Member of the Hennepin County, Minnesota, and Wisconsin bar associations, and past member of the American Bar Association
- Secretary/Treasurer of the Minnesota Chapter of the Community Associations Institute, Legislative Action Committee (2020-present)
- Member of the Minnesota Chapter of the Community Associations Institute, currently serving on the Legislative Action Committee (2019-present)
- Member of the Minnesota Multi-Housing Association and CIC Midwest (2008 – present); Leadership positions include serving on the CIC Midwest publications committee (2009 – present), serving on the CIC Midwest membership committee (2018-present), serving on the Charitable Outreach Committee (2008-present), Chairing or co-chairing the CIC Midwest Education committee (2012-present), Co-Chairing the CIC Midwest Legislative committee (2012-present)
- Member of the Cooperative Network

HONORS & AWARDS

- *The Best Lawyers in America*® – Real Estate Law, 2021-2024
- *Minnesota Monthly* Top Lawyers in Minnesota – Real Estate Law, 2023

COMMUNITY

- Presenter: H&J Homeowners Association Legal Updates Seminar – 2019-2021
- Past member of the Professional Women in Real Estate
- Frequent contributor to industry publications and lecturer on various legal topics involving associations for CAI, MHA and CIC Midwest, Cooperative Network, HOALeader.com, the Minnesota Bar Association, GoGladly.com and other local and national organizations
- Presenter: HUD Guidance Game Changer? New Information on What You Can and Can't Do With Requests for Service and Emotional Support Animals – HOALeader.com webinar, Feb. 2020
- Presenter: Interpreting, Enforcing and Amending Your Governing Documents – CIC Midwest Certification training – November, 2019
- Presenter: Top 10 Things That Real Estate Agents Should Know About Representing Buyers and Sellers of Properties in Community Associations – Coldwell Banker Burnet Sept. 2019
- Presenter: Creating and Enforcing Rules in Your Cooperative – Cooperative Network Annual Conference – May, 2019
- Presenter: How to Handle the Growing Challenge of Service and Emotional Support Animals – MN Multi-Housing Association (MHA) Working Together conference – April, 2019
- Presenter: Creating and Enforcing Rules in Your Association – CIC Midwest Seminar – January 2019
- Presenter: Who Does What in Your Association and Why – CIC Midwest Board Training Seminar – May, 2018
- Presenter: Bankruptcy Basics for Associations – CAI MN Law Seminar – October 2017
- Presenter: Successful Collection Procedures for Minnesota Community Associations – CIC Midwest Board Training Seminar – February 2017
- Presenter: Negotiating Management Contracts – CIC Midwest Seminar – May, 2016