

CARNELIAN WOODS ASSOCIATION
MINUTES OF THE EMERGENCY BOARD OF DIRECTORS' MEETING

Held electronically
on Tuesday, March 28, 2024, at 4:00 p.m.

1. CALL TO ORDER

There being proper notice of meeting and a quorum present, Don Adams, presiding as Chair, duly called the meeting to order at 4:04 p.m.

2. ROLL CALL / QUORUM CHECK

BOARD MEMBERS:

Don Adams	President (<i>Chair</i>)	Mike Proffitt	Director
Celia Barry	Vice-President	Dave Sullivan	Director
George Shaw	Treasurer	Carlos Sanchez	Director
Larry Nowels	Secretary	Greg Hubachek	Director
		Perry Fox	Director

INVITEES:

Nicholas Saadi	Community Association Manager (CAM), Alpenhof Management Services
Brian Grant	Pacific Premier Insurance Associates

3. MEMBERS' FORUM

During open forum, each attendee may address the board for up to three (3) minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

Christin Hemann, Unit 124, expressed concerns about homeowner dues in relation to the cost of the California Fair Plan where any charges may be passed onto homeowners.

4. NEW BUSINESS

GENERAL LIABILITY INSURANCE PROPOSAL

Management reviewed the proposed General Liability insurance from Atain Specialty Insurance company. Limits of Liability: Each Occurrence - \$1,000,000; Damage to Premises Rented to you - \$100,000; Medical Exp. - \$5,000; Personal & Advertising Injury Limit - \$1,000,000; General Aggregate Limit - \$2,000,000. Deductible of \$500. Annual Premium is \$3,985.17

On a motion made by Celia Barry, and seconded by George Shaw, it was proposed to approve General Liability insurance coverage expense of \$3,985.17 to cover assets as listed in the proposal. All in favor, motion carried.

COMERCIAL LIABILITY INSURANCE PROPOSAL

Management reviewed the proposed Commercial Liability insurance from Travelers Casualty and Surety Company of America. Community Association Management Liability- \$1,000,000 (\$2,500 Retention); Crime - \$500,000 (\$5,000 Retention); Cyber - \$50,000 (\$2,500 Retention). Annual Premium is \$7,906.00

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On a motion made by Celia Barry, and seconded by Mike Proffitt, it was proposed to approve Commercial Liability insurance coverage expense of \$7,906.00 as listed in the proposal. All in favor, motion carried.

COMERCIAL AUTO INSURANCE PROPOSAL

Management reviewed the proposed Commercial Auto insurance from AmGUARD Insurance Company. Liability – CSL - \$1,000,000; Auto Medical Payments - \$5000; Uninsured/Underinsured Motorist - \$1,000,000; Towing and Labor - \$200. Deductible of \$1,000 Comp/Coll. Annual Premium is \$6,761.00. The board noted there are 3 vehicles and a trailer. Additionally, does the loader need to be added to this policy, Mr. Grant to review and get back to the board.

On a motion made by Carlos Sanchez, and seconded by Celia Barry, it was proposed to approve Commercial Auto insurance coverage expense of \$6,761.00 as listed in the proposal. All in favor, motion carried.

EXCESS LIABILITY INSURANCE PROPOSAL (1)

Management reviewed the proposed Excess Liability insurance from StarStone National Insurance Company. This insurance is on top of general liability, auto, and commercial. Each Occurance - \$5,000,000; Aggregate Limit - \$5,000,000. Annual Premium is \$6,063.00. Board discussed the need for this insurance. Mr. Grant stated the Association has had this type of insurance in the past and this will cover anything over 1,000,000 from the commercial liability insurance.

On a motion made by Perry Fox, and seconded by Carlos Sanchez, it was proposed to approve Excess Liability insurance coverage expense of \$6,063.00 as listed in the proposal. All in favor, motion carried.

EXCESS LIABILITY INSURANCE PROPOSAL (2)

Management reviewed the proposed Excess Liability insurance from Covington Specialty Insurance. This insurance is on top of the directors and officers' coverage under general liability coverage. Each Occurrence - \$2,000,000; Aggregate Limit - \$2,000,000. Annual Premium is \$15,977.00. Board discussed the need for this insurance. Mr. Grant reviewed the coverage. The board discussed the need to revisit this coverage and many directors wanted to check their personal carriers to see if this would be covered under their policies. Board to revisit based on outcome of each director's review of their personal policies.

On a motion made by Perry Fox, and seconded by Carlos Sanchez, it was proposed to deny Excess Liability insurance coverage expense of \$15,977.00 as listed in the proposal. All in favor, motion carried.

EXCESS LIABILITY INSURANCE PROPOSAL (3)

Management reviewed the proposed Excess Liability insurance from Admiral Insurance. This insurance is on top of the directors and officers' coverage under general liability coverage. Each Occurrence - \$2,000,000; Aggregate Limit - \$2,000,000. Annual Premium is \$13,397.50. Board discussed the need for this insurance. Mr. Grant reviewed the coverage. The board discussed the need to revisit this coverage and many directors wanted to check their personal carriers to see if this would be covered under their policies. Boad to revisit based on outcome of each director's review of their personal policies.

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On a motion made by Perry Fox, and seconded by Carlos Sanchez, it was proposed to deny Excess Liability insurance coverage expense of \$13,397.50 as listed in the proposal. All in favor, motion carried.

CALIFORNIA FAIR PLAN

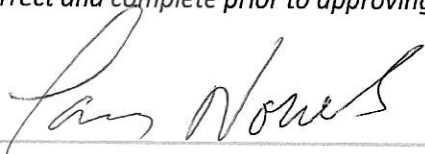
Management reviewed the proposed Property insurance from the California Fair Plan. The board reviewed this policy, stating coverage is subject to policy exclusions and limits or the coverages may change based on CFP review of an onsite visit. The precise coverage afforded is subject to the terms, conditions and exclusions of the policies as issued. This plan provides a \$20,000,000 coverage of buildings. Deductible of \$75,000.00. Annual Premium is \$76,609.00. The board further discussed this rate may change upon review to which the Association will have to review and approve changes. Additionally, Director Hubachek noted replacement cost coverage was increased over time to \$42,000,000 in past property policies. Finally, noting actual cash value is approximately \$25,000,000.

On a motion made by Perry Fox, and seconded by Mike Proffitt, it was proposed to approve the California Fair Plan property insurance coverage expense of \$76,609.00 as listed in the proposal. All in favor, motion carried.

5. CLOSE OF MEETING

It was resolved that the meeting be closed at 4:53 p.m. All in favor, motion carried.

Disclaimer: The meeting minutes, including confidential minutes or any other attached addendums, are the responsibility of the Homeowners' Association, and it is the Board's responsibility to ensure the minutes are correct and complete prior to approving. The meeting minutes are a summary of the meeting discussion only.



Secretary or Director

05-17-2024

Date