



Snow Lion at Vail Condominium Association

A PROPOSAL FOR

Insurance & Risk Management Services

PRESENTED BY

Steve DeRaddo, Community Insurance & Risk Management
Director | 714.824.6821 Office | 970.379.6895 Cell

TO BE EFFECTIVE: March 01, 2025

PRESENTED ON: February 14, 2025



3150 Bristol Street, Suite 200,
Costa Mesa, California 92626
Office | 714.619.4480
CA Insurance License | 0216736

CONFIDENTIAL INFORMATION

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SOLUTIONS

Business Solutions

- Property & Casualty Insurance
- Workers' Compensation Insurance
- Directors & Officers/Employment Practices Liability
- Surety Bonding
- Risk Control Services
- Claims Management Services
- Specialized Industry Programs



Personal Risk Solutions

- Homeowners, Automobile and Umbrella
- Yachts & Recreational Vehicles
- Private Aircraft
- Earthquake, Flood & Brushfire



DEDICATED SERVICE TEAM

We believe it is critical to bring together the most experienced and suitable team for each client. Scheduled below are professionals that have a wealth of experience and capabilities that are available to you. You can also rely on all members of our staff to provide any additional assistance that you may require.

As your partner in the Risk Management process, we take pride in improving your company's overall efficiency, reducing your expenses, and limiting your exposure to loss. In addition, we look forward to delivering many additional services to help improve your bottom line

STEVE DERADDO
COMMUNITY INSURANCE & RISK MNGMT

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BEATZY BANUELOS
MARKETING ACCOUNT MANAGER

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TERRY SCHOUBYE
PERSONAL LINES MANAGER

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SUSIE NICASTRO
CONTROLLER/BILLING ASSISTANCE

805-285-0939 EXT 1.
snicastro@reharris.com

PROPERTY & CASUALTY CLAIM TEAM
(excluding Workers Compensation)
CLAIMS ASSISTANCE

714-619-4487
claims@reharris.com



LICENSE NUMBER 0216736

NAMED INSURED

Snow Lion at Vail Condominium Association

POLICY PERIOD

March 01, 2025 – March 01 2026

PROPERTY LOCATION

1040 Vail View Drive
Avon, CO 81657



LICENSE NUMBER 0216736

COMMERCIAL PROPERTY

CARRIER: Great American Ins Company

Non-Admitted Carrier - AM Best Rated: (At)

PROPOSED TERM: March 01, 2024 – March 01, 2025

| | | |
|------------------|----------------------------|-------------|
| COVERAGE: | Blanket Building Limit | \$8,000,000 |
| | Loss of Association Income | \$200,000 |
| | Law & Ordinance – Cov. B&C | \$800,000 |
| | Water & Sewer Backup Limit | \$100,000 |

CAUSES OF LOSS:

VALUATION: Building – Replacement Cost
Coverage is Bare Walls

DEDUCTIBLE: \$ 25,000 All Perils except \$50,000 – Water damage,
\$160,000 Weight of snow
72 Hour Waiting Period (*Association Income & Extra Expense*)

COINSURANCE: N/A (Agreed Amount)

**SPECIAL
ENDORSEMENTS:** Property ELITE – Enhancement Endorsement
Equipment Breakdown Coverage Included

Excludes loss caused by a Wildfire.

**** For Wildfire Coverage Quote- See Premium
Summary Page**



LICENSE NUMBER 0216736

COMMERCIAL GENERAL LIABILITY

CARRIER: Philadelphia Indemnity Insurance Company
Admitted Carrier - AM Best Rated: A XV (*Excellent*)

PROPOSED TERM: January 01, 2025 - March 01, 2026

COVERAGE:

| | |
|-------------------------------------|-------------|
| General Aggregate | \$2,000,000 |
| Products/Completed Operations Agg. | \$2,000,000 |
| Personal & Advertising Injury | \$1,000,000 |
| Each Occurrence | \$1,000,000 |
| Damage to Premises Rented by Assoc. | \$100,000 |
| Medical Payments Expense Limit | \$5,000 |

Defense Expenses do not erode the policy limit.

DEDUCTIBLE: NONE

RATE BASIS: Residential Units: 26

SPECIAL ENDORSEMENTS:

Bell Endorsement – Liability Enhancement
Crisis Management Enhancement
Additional Insured – Unit Owners

Exclusions – as per policy



LICENSE NUMBER 0216736

CRIME /FIDELITY BOND COVERAGE

CARRIER: Philadelphia Indemnity Insurance Company
Admitted Carrier - AM Best Rated: A XV (Excellent)

PROPOSED TERM: January 01, 2025 – March 01, 2026

| COVERAGE: | Limits of Insurance |
|------------------------------|---------------------|
| Employee Theft | \$500,000 |
| Deductible | \$5,000 |
| Including: | |
| Forgery or Alteration | Included |
| Computer Fraud/EFT | Included |
| Money & Securities (inside) | Included |
| Money & Securities (outside) | Included |
| Money Order/Counterfeit | Included |
| Deductible | |

*Defined Covered Employee – Any Board Member, Property Manager, and Third Parties that may have access to funds.



LICENSE NUMBER 0216736

DIRECTOR & OFFICERS LIABILITY

CARRIER: Philadelphia Indemnity Insurance CO.
Admitted Carrier - AM Best Rated: A XV (*Excellent*)

PROPOSED TERM: January 01, 2025 – March 01, 2026

| COVERAGE: | Limits of Insurance |
|---|---------------------|
| Liability Limit | \$1,000,000 |
| Aggregate Limit | \$1,000,000 |
| Deductible | \$1,000 |
| Full Prior Acts Coverage | Included |
| Non-Monetary Claims | Included |
| Breach of Contract Claims | Included |
| Coverage for Property Manager | Included |
| Defense Costs for Discrimination Claims | Included |



LICENSE NUMBER 0216736

UMBRELLA LIABILITY

CARRIER: Great Point Risk Services
Admitted Carrier - AM Best Rated: A XV (Excellent)

PROPOSED TERM: March 01, 2025 – March 02, 2026

COVERAGE:

| | |
|----------------------------------|-------------|
| Aggregate | \$5,000,000 |
| Products/Completed Ops Aggregate | \$5,000,000 |
| Each Occurrence | \$5,000,000 |

SELF-INSURED RETENTION: None

RATE BASIS: Flat Rate

UNDERLYING COVERAGE:

| | |
|-------------|-------------------------------|
| \$1,000,000 | Each Occurrence |
| \$2,000,000 | Products/Completed Operations |
| \$2,000,000 | General Aggregate |

Directors & Officers Liability

| | |
|-------------|------------|
| \$1,000,000 | Each Claim |
|-------------|------------|

Employers' Liability (if applicable, where insurance for Workers Compensation exist as the underlying coverage)

| | |
|-------------|-----------------------|
| \$1,000,000 | Each Accident |
| \$1,000,000 | Disease Each Employee |
| \$1,000,000 | Disease Policy Limit |



LICENSE NUMBER 0216736

SNOW LION AT VAIL CONDOMINIUM ASSOCIATION

| PREMIUM SUMMARY- March 1, 2025 - 2026 | |
|---|----------|
| Great American Property – Proposed TIV- \$8,000,000 | |
| Property Premium | \$39,593 |
| Kettle Wildfire - Limit - \$2,500,000 – Optional Coverage | |
| Wildfire Property Premium: | \$47,500 |
| | |
| PHLY Crime/ Fidelity | |
| Limit – \$500,000 | |
| Crime/Fidelity Premium | \$896 |
| | |
| Umbrella | |
| Limit \$5,000,000 | |
| Premium | \$1,320 |
| | |
| PROPOSED ANNUAL PREMIUM | \$89,309 |

Payment Terms:

- I. Great American Property- Prem Financing or Annual Pay
- II. PHLY Crime – Direct Bill, 8 Installment Pay Plan

***PHLY GL&D&O Policies renewed on 1/1/2025*

Please bind coverage as outlined for March 01, 2025.

Signature

Date

Print Name & Title