

HOA BOARD MEETING

17 JUL 2025 @ 7/8pm MST/CST

ATTENDANCE:

Joe Flynn (President)
Sandra Van den Berg
Matt Tucker (Treasurer)
Rocky Raqueo (Secretary)

Discussions:

- New HOA Insurance Exploration – Becker household requested consideration for new HOA insurance premiums that would individualize property insurance to potentially lower costs.
- Landscaping Maintenance -negotiations for weeding service request.

NEW HOA Insurance Exploration

In response to a request from the Becker household in June, the HOA Board has been evaluating the advantages and disadvantages of implementing individualized homeowner's insurance as a potential strategy to reduce HOA expenses and dues.

The board has decided to continue gathering data prior to any conclusive decisions.

Request for Information and Data Gather:

-Identifying an HOA that has successfully transitioned from HOA property insurance to individualized insurance to analyze lessons learned and make comparisons.

- Inquire division of property strategies
- Explore options for insurance companies that provide underwriting for shared property on an individual basis
- Study old and new covenants to better understand changes to individualized insurances.
- Interview Points of Contact to seek advice and lesson's learned.
- Identify a comparable property with a similar situation to ensure most accurate assessment.

The requested information is to be submitted by September 1, 2025, so that the HOA board has sufficient time to review it prior to the November insurance renewal.

The HOA Board voting date on a decision to move forward is tentatively scheduled for October 15, 2025

Landscaping Maintenance

The HOA board approved landscaping maintenance and has started negotiations with the previous vendor. Upcoming work will include weed spraying.

The HOA board will consider budget adjustments to ensure a more consistent landscaping maintenance schedule.

HOA Secretary will provide notice via email to the HOA community regarding the discussions made in this meeting.

Meeting Adjured at 8:50/9:50 pm MST/CST.