

SPRINGMILL LAKES A TAMARACK
SPECIALY CALLED HOA CO-OWNER MEETING
October 1, 2024

Meeting called to order at 7:00 pm by President Bernie Pierce.

INSURANCE REPORT: Jeff Brown

- Insurance Market Overview as of 2024
 - Many traditional insurance companies have left the market.
 - Nationwide our past carrier is no longer in the market.
 - Now in wholesale market with rates higher and limits restricted
- Coverage and Annual Costs
 - 2023 - \$67,707.00 paid (Nationwide exits market in 2024)
 - 2024 as of 3/1/24 - \$213,993.76 (CXL represents property coverage to 9/30/24; remaining liability, crime/D&O retained through 2/28/25; partial refund on property insurance).
 - 2024 revised as of 10/1/24 = \$171,418.63 (includes new property, remaining liability, crime/D&O umbrella; property expires 9/30/25, other coverage expires 3/1/25).
 - 2025 = \$133,300.00 (partial estimate FY) (includes property for 9 months at current rate, 3 additional months projected 10% increase; includes other coverages 2 months current rate, 9 months projected 10% increase)
- Deductible
 - 2023 - \$5,000.00, plus 1% of Total Insurance Value for weather loss damage per occurrence.
 - 2024 - \$25,000, plus 3% of Total Insurable Value for weather loss damage per occurrence.
 - 2024-25 - \$25,000.00, plus 2% of Total Insurable Value for weather loss damage per occurrence.
- Assumptions
 - Property Insurance covers “walls out”; co-owners responsible for insurance covering “walls in” via H06 (carried by co-owner).
 - Total Insurable Value reduced from \$48,000,000.00 to \$33,000,000.00 due to “walls out” coverage so costs of insurance reduced. Premium based on Total Insurable Value.
- Assessments

- \$171,478.63	2024 Net Insurance Costs
- 72,044.00	2024 Budget (Collected in HOA dues)
- 99,434.63	Shortage to Cover
- <u>5,000.00</u>	Deductible Budgeted Applied to Shortage
- 94,434.00	Shortage Balance
- 890.89	Assessment for 106 co-owners (Due no later than 12/1/24)

 - Special Assessment insurance may be available via some insurance companies.

- **MOTION:** (Approved 70-4)
First: Rick Risman Second: Dick Kitterman
- Declaration
 - Changes in Section 17, Insurance were reviewed for changes in the Declaration.
 - HOA Insurance: Required of every owner.
 - Coverage A – Dwelling unit
 - Coverage C – Personal Property – cost of items within the condo
 - Coverage D – Loss of use
 - Coverage E – Personal liability
 - Coverage F – Medical Payments
 - Property Deductible
- **MOTION:** To approve revised Declaration (Vote in abeyance upon contact with owners not present)
First: Eric Risman, Second: Dick Kitterman

ROOF REPORT: Bernie Pierce

- Roof committee formed to study roof replacement
- Roofs inspected by three independent companies; five companies asked to bid. Rocklane was low bidder.
- 38 condos ranked based on roof condition; 15 high priority, 14 fair, 9 decent
- 2025 replacement plan includes three building sizes (two, three and four condo buildings). Plan is intended to be a pilot to determine any unexpected problems not seen from visual surface inspection. If no serious problems arise, the remainder of the roofs will be scheduled for replacement beginning in 2029. Should serious problems arise, roof replacements may begin in 2026.
- Re-roofing includes the replacement of asphalt shingles, defective chimney caps, rebuilding of wooden chimneys and installation of gutter guards.
- Co-owners will be responsible for replacing skylights 20 years or older. Sun tunnels do not need to be replaced and will be re-flashed. If inadequate insulation is discovered, co-owner will be asked to remedy. Trees too close to the roof must be removed by co-owner. Awnings must be removed during replacement project.
- Estimated cost for 2025 re-roofing plan is between \$214,000.00 and \$215,000.00 to be paid from the Roof Lock Box (funds reserved for roof replacement). The fund stands at \$300,000.00 and is being replenished at the rate of \$10,000.00 per month. Cost estimated to be \$2,500,000.00 if all buildings replaced at once.

BUDGET: Max Oldman

- Monthly fee for 2025 will increase to \$618.00 from \$560.00 in order to partially cover increase insurance costs.
- Accounting for sales fees from sold condos explained.

GENERAL QUESTIONS/COMMENTS:

- Request that planned small group meetings to discuss roof replacements be held in a timely period.

ANNUAL MEETING: Scheduled for November 7, 2024.

Adjournment delayed.

October 8, 2024

The October 1, 2024, meeting was tabled due to insufficient votes to pass the Declaration Insurance amendment. Below is the results of votes required for passage of the amendment.

Special Meeting Voting Results

Assessment of \$890.89 per condo

Votes for 70

Votes against 4

Votes needed to pass 54

Motion Passed

Amendment to the Declarations, paragraph 17—Insurance

At the meeting:

Votes for 70

Votes against 4

Votes needed to pass – at least 72 or 67% of 106

Five (5) yes votes were cast after the meeting bringing the total to 75 or 71%.

Motion Passed

Amendment to the Declarations, paragraph 17—Insurance

The Declarations requires 51% of mortgage holders to approve the amendment.

At the meeting:

Votes for 15

Votes against 1

Votes needed to pass—at least 51% of mortgage holder

Five (5) votes were cast after the meeting bringing the total of 20 for the amendment.

Results of the vote $20/36 \times 100 = 56\%$

Motion passed.

Note: Votes after the meeting were cast by co-owners who did not attend the meeting or provide a proxy.

Meeting adjourned at 9:10am Tuesday, October 8, 2024

Katie Betley, Secretary