

SPECIAL MEETING OF THE DIRECTORS

April 15, 2023

Home of Terry Wheeler

9:30 a.m. – 11:30 a.m.



Board of Directors Present

Michael Noland (President), Roy Wilkinson (Vice President), Kim Lanyon (Treasurer), Stephanie Morton, Charlie Osburn, and Terry Wheeler. Sherry Nigteagle was excused.

Others in Attendance

Nan Campbell, Secretary

Purpose of the Special Meeting

The purpose of the meeting was for the Directors to discuss our current insurance coverage and safety requirements. It was also to look at and discuss another policy and quote that had been received.

Opening Remarks

Mike Noland began the meeting by recognizing that there were strong emotional issues with our current safety requirements. What is in place now, can be looked at and changed, if necessary. We need to move forward realizing that the reason for the safety protocols is to minimize risk to the HOA.

Discussion

How Did the HOA Get Here? When our insurance policy with Liberty Mutual was red flagged in 2021, the underwriters began an investigation into all aspects of what the HOA volunteers were doing. Recommendations were made and the Board began a series of remedies to satisfy the insurance company. Indemnification waivers were instituted for road work, fire mitigation activities, operating the Water Truck and operating the Grader. Resolutions were passed and sent to the insurance company to show that CMRHOA was taking their recommendations seriously. And finally, safety specifications for all road work were presented, passed by the Board and a resolution sent to the insurance company. Our policy with Liberty Mutual was renewed.

What Do We Really Need for Safety Protocols? All the Directors agreed that having safety protocols and waivers is the right thing to do. However, all safety protocols need to be rational, logical, and reasonable. Our current safety protocols for roadwork seem to be stricter than they need to be. Terry presented safety guidelines for the Road Committee for normal road maintenance. The Directors will review these safety guidelines and get any suggestions to Terry before Wednesday,

April 19th. It was requested that the Fire Mitigation Committee also create safety protocols for their committee especially concerning days when the Chipper will be used or trees on the easement will be trimmed or taken down.

Next Steps. The Safety Protocols for Normal Roadwork will be revised and presented to the Board at the next regular Board meeting. The current Scheduling and Safety Resolution will be revised and presented to the Board at the next regular Board meeting. The Safety Protocols for the Fire Mitigation Committee will be presented to the Board at the next regular Board meeting.

State Farm Insurance Policy

At the March 11th Board Meeting, a member requested that the Board investigate changing our insurance coverage. Kim Lanyon has investigated an insurance policy with State Farm Insurance. She took our current policy(s) in and asked the agent to prepare a similar policy and give us a quote.

The agent was able to combine our Liability insurance with our Directors and Officers insurance with an umbrella policy for the water truck. The premium quote was significantly lower due to the combining of policies and switching our current Commercial Liability insurance to Business Liability insurance coverage.

A request was made by the State Farm agent to obtain a 3-year loss/claim history from our current D&O insurance. Stephanie will take care of this request.

The Directors will review this policy and a Special Meeting of the Board will be called on May 13, 2023, at 10:00 a.m. at the Mancos Public Library to discuss switching insurance policies.

Meeting Adjourned

The meeting was adjourned at 11:30 a.m.