CWA Board of Directors
Working Session Meeting Minutes
Friday September 26, 2023
Insurance Proposal Review 12:00 pm CDT
ClearScape Grounds Care Contract 4:30 pm CDT

1. Meeting called to order at 12:00

2. Attending: Bonnie, Dena, Tom
   Guests: Shelby from Compass, Eric Skarnes from Insurance Warehous

3. Questions session
   1. Can a master policy be written with separate sub policies for town homes and patio homes?
      This is being looked at, it is not sure that it will be cheaper. Also, the sub policies could have different carriers. This could cause issues, for instance coverage for a wind or hail event is judged differently by these carriers.
      Note that CWA could have 3 carriers.. The main issues are the size and age.
      To be priced and proposal with options to be submitted.

   2. Ordinance in law: what is this?
      Rarely used, covers a case where new ordinances or building standards require extra cost when a full rebuild is required. The undamaged portion is used to cover when full demolition and rebuild is required. Removing this item does not reduce the cost.

   3. Sewer backup coverage at full value.
      Full building coverage is standard in the industry. Note the sump pump failure maximum coverage. The $20k deductible also applies, note that this $20k does not apply to wind and hail damage.

   4. The coverage options are limited by size and age of the association and its buildings.
      Current coverage is “all-in”, can this be changed to bare walls? Could drop the covered value significantly, possibly $100M to $75M, saving 25% (numbers are ball park).
      The HO6 coverage would need to be adjusted by each home owner.

   5. When is the start date for the new contract?
      New contract to be in place by October 1, very little time.
      Typically 33% of the yearly cost is due up front and then 9 more payments.

   6. Workers comp insurance is by AmTrust

   7. Umbrella policy by USLI for $1M, covers each portion of the master policy and kicks in if a maximum limit is reached.

   8. Questions from Eric
      What is the main intent of CW in looking at breaking it up, increasing the wind & hail deductible? The intent is reducing the premium. Option 3 shows the savings by increasing wind & hail deductible from 8% to 10%.

12:25 Eric Skarnes signs off.

4. Painting Project
   - Its is currently a mess.
   - What to do about owners who did not respond to the latest letters sent out? Authorize Roel to fix the issues, what if the owner already fixed it but did not notify CWA.
   - Wait until we have the information from Roell.

5. 12:30 Adjourned

6. 16:30, attending Barb, Bonnie, Dena, Tom
   Compass: Shelby
   Clearscape: Matt and Dan

7. Clearscape snow removal and lawn care proposal.

   1. Clearscape – OneTime did work at CWA in the past. Matt started at the time of the merager and was a site manager for CWA. He is familiar with the different typpes of units and the grounds.

   2. Excessive snowfall, clear up expectations
      The contract covers snow fall events between 1.5” and 12”. Anything over is extra, 13” cost is estimated at $8,500. The excessive snowfall events are not used in the season totals.
      The contract cost is based on an average of included snowfall events>
      Dena: a single 15” event in a month, the normal fee would not cover any work, doesn't seem fair. Should research other options to cover these events: an all in contract or a price per inch.
      Clearscape to add T&M rate for snow removal in the contract, currently not specified.

   3. Clearscape intends to keep some equipment on site. This will reduce the response time. This was done before, equipment parked by the CWA office.

   4. Shelby to work with ClearScape on an updated contract.