

February 27, 2025 Meeting

Board Members present: Joanna Ponce, Dan Ertel, Ally Milner, Laura Miller

Other owners present: Cindy/Hal Brown, Charles Duncombe, Connie Cox, David Brady, Dianne Day, Doug Meyers, Elizabeth and Kay Brooke-Willbanks, Elizabeth Keaton, Emily Polanshek and Joel Glick, Evan Belknap, Jodie Trombley, Joni Miller, Karen Dischner, Mary Lou Haas, Maryann Lewis, Rita Eagle, Rita Smith, Rochelle Balzer, Scott Shurtleff and Harriett Cooke, Sharon Robbins, and Syd Newell

Presenter: Kenny Johnson, State Farm Insurance

Minutes taken by Laura Miller

Agenda:

Announcements.....1

State Farm Insurance – HOA insurance policy, Q&A1

Siding Project update.....3

Updates on Fire at 3895-38973

- Meeting called to order at approximately 7:05 p.m.
- Minutes from the previous meeting were approved (motion to approve by Laura and seconded by Dan).

Announcements

- The water will be shut off on February 28, 2025, to repair a pipe near 3875 and 3877. AMS-NW sent a notification about this to owners.
- Roof ~~replacement~~ repair at 3883 and 3885 starting on March 3, 2025. The job should take two days. Residents may want to use the driveway on the east side of the complex during this time.
- Note that the AMS-NW notifications go to owners only. Owners need to notify their renters.

State Farm Insurance – HOA insurance policy, Q&A

Presentation from State Farm Insurance, Kenny Johnson (he works with our agent Larry Rodman, and focuses on commercial, condo, and master policies)

HOA Master Policy: HOA’s such as ours have master policies that cover units’ walls, roofs, and the overall structure. Section 11 of the bylaws includes language about the master policy and what is covered.

Individual Policies: Unit owners’ policies are intended to cover the inside of the condo and are dictated by the bylaws.

Bylaws 11.3. Owner's Additional Insurance. Each Owner at their own expense shall be responsible for their personal liability and for obtaining additional insurance covering improvement and fixtures added by the owner to their Unit and for all personal property of the Owner, including items in

storage, as well as building coverage in an amount sufficient to cover the deductible under the Association's master policy. No Owner shall, however, be entitled to maintain insurance coverage in any manner which would decrease the amount which the Board, or any trustee for the Board, on behalf of all the Owners, will realize under any insurance policy which the Board may have in force on the Condominium at any particular time. Each Owner is required to and agrees to notify the Board of all improvements by the Owner when the value is in excess of \$2,000. Each owner is hereby required to file a copy of their individual policy or policies or certificate of insurance with the Board within 30 days after purchase of such insurance, and the Board shall immediately review its effect with the Board's insurance broker, agent, or carrier.

- **What does unit owner insurance cover?** Anything on the inside of the condo that is fixed in place needs to be covered by owners' policies. This would include cabinets, counters, appliances, bathroom fans, vanities, windows, sliders, doors, etc. When estimating coverage, think about what it would cost to replace/rebuild the inside of the unit, take into account improvements and finishes. Owners can make this determination on their own or hire someone to come in and make an estimate. It's good practice to give yourself some padding and factor in yearly inflation – it's better to be overinsured than underinsured.
- In addition, owners that live in their units should have personal property coverage. Personal property coverage covers all of possessions inside the unit. If you have a renter, your renter(s) will need to have renter insurance which acts as personal property coverage.
- Loss of use is another type of coverage. This covers a situation if you have to stay in a hotel or long-term rental while your unit is being repaired or replaced.
- It's a good idea to review your policy with an agent to make sure that you have the right deductible, enough personal property coverage to cover belongings, and have an accurate estimate of the dwelling cost (estimate of the interior of condo unit). Homeowners' insurance should match the HOA deductible of \$10,000.

Responses to questions:

- The HOA policy covers "sheetrock out" to the exterior of the building. "Sheetrock in" is the homeowner responsibility.
- The master policy only goes to the subfloor, so personal policies need to cover flooring and underlayment.
- Plumbing and electrical in the walls is covered by the master policy. If damaged/destroyed, would need to be put back in accordance with current code.
- Mechanical systems (HVAC, water heaters, etc.) that serve individual units need to be covered under owner insurance.
- Common loss assessment amounts should match the \$10k deductible. It's a good idea to make sure covered perils are part of owner policy.
- For the 3895/3897 fire – individual policies cover the deductible.
- Sharon reminded us that they bylaws require owners to provide proof of insurance.
- Given the age of our buildings, homeowners should ensure that outlets are not overloaded, that the microwave is on a designated circuit, etc. Good idea to have a certified electrician check electrical system.
- It's also a good idea to have a carbon monoxide detector, smoke detectors, fire extinguishers, etc.
- Kenny noted that there is a product called TING (Tingfire.com) that maps electrical currents. He will find out if these sensors are free through State Farm.

Siding Project update

- Lifetime Exteriors provided an updated estimate for re-siding of units 3831-3893 and the garages for 3895 and 3897. The updated cost is: \$2,014,920.35. The updated term sheet from Northwest Bank is for a loan of up to \$2.1 million.
- AMS-NW will facilitate the voting process for the special assessment. Votes will be returned to AMS-NW and tallied by them. Final results will be announced at March 13 meeting.
- If the special assessment vote passes, our law firm will write up a resolution with details for the board to approve.
- We will provide responses to the questions people submitted by early this coming week.
- There have been a lot of inquiries about insulation. People who would like to add insulation can get it put in at their own expense (i.e., labor, sheathing cost, insulation rolls). Lifetime Exteriors can help facilitate rebates through invoicing, but homeowners will need to work directly with Energy Trust on this. David will forward information from Energy Trust.

Updates on Fire at 3895-3897

- With the demolition of the unstable portion of the structure, the investigation was able to take place on February 27th.
- In preparation for the demolition and reconstruction of the building, gas and electricity to these two units will be shut off and the meters will be removed.
- The irrigation system for our complex runs off the power at 3897. The landscaping committee will need to figure out alternative arrangements to power the irrigation system.

Joanna motioned to adjourn the meeting, which was seconded by Ally.