

## **Donner Crest HOA Board Meeting Minutes September 26th, 2023**

In attendance: Patty Harte (President), Noah Steinberg (Treasurer), Catherine Bullock (Projects), Stephen Coleman (Secretary), Austin Guymon (HOA Strategies), Vee Kelsey-McKee, Ron McKee, Judith Skeen, Regina Prickett, Marie Chinn, Kevin & Patty Smith, Abraham Moolamanni, Joe Nigro

Meeting Minutes for August 8<sup>th</sup> meeting were approved.

### Safety & Security

- We discussed the 2 male suspects who have been committing crime around our building as well as the neighborhood. The police are aware and actively pursuing these suspects as they have video of them. You will notice the additional patrols and cameras on Donner Way which seem to have been effective.
- The garden storage and bathroom will have new locks installed for added security.
- Please be aware of your surroundings and ensure the garages, doors, and gates close securely behind you.

### Reserve Study

- HOA Strategies has delivered an initial draft and will continue to revise and complete this study. We do not have an exact date of when this will be delivered. We will explore this report in the next meeting together.

### Land Slide

- The city and county are still pointing fingers as to who is responsible for acting on this situation. Catherine has kindly offered to continue her research and has been empowered to speak with attorneys regarding this matter and the best way to proceed whether it is drafting a letter, etc.
- Ron was nice enough to plant some bushes to help with the integrity of the ground. We discussed the possibility of adding more of the bushes such as in the northeast corner of the property if they prove effective.

### 2<sup>nd</sup> Floor Tiling

- Noah has been in contact with someone to install the tile on the 2<sup>nd</sup> floor from the door to the elevator. Labor has been estimated at \$2,500 while the cost of the tile is estimated at \$1,500. Noah will continue with this project.

### Insurance

- We discussed that we have been dropped from our former insurance company due to wildfire risk.

- Unfortunately, we were not made aware of this denial of coverage back in May when HOA Strategies and SentryWest were made aware so we did not have the opportunity to seek solutions and inform the community.
- As our current options appear to be on the secondary insurance market due to the risk we supposedly pose, our premium has gone up from \$14,000 per year to \$198,000 per year.
- Solutions discussed moving forward are installing a fire suppression system in the building as well as finding different carriers / approaches to getting insured for a reasonable and sustainable amount of money.
- As a first step, Patty, Catherine and Noah will have been in contact with several insurance companies to see if we can secure a lower cost insurance policy. We are also contacting fire suppression companies regarding a sprinkler system for the building. The fire suppression will be a longer term solution. We are taking necessary approaches that will benefit the community and minimize cost.
- When we are able to secure a lower cost policy, it will still be more than our old policy as increased insurance rates and notices of non-renewal have been common in the Donner Crest neighborhood and older buildings throughout the city. We are consulting with other buildings to see who they are using for insurance. The reality is that everyone is paying more due to wildfires in the west, tornados in the Midwest and hurricanes in the east.
- As this is an ongoing process with many moving parts, an emergency meeting providing an update will be announced as soon as possible. Any and all community participation would be very much appreciated.

#### Earthquake Insurance

- Earthquake insurance has been canceled for the building as we are trying to seriously limit the spending. Should you have interest in earthquake insurance, Catherine has found an agent offering an affordable personal policy. You can call Matthias Allred (Inside Insurance) 801-505-4300 or complete the form below to request a quote.
- <https://insideinsuranceagency.com/earthquake-insurance-agency/earthquake-quote/>

Please direct any questions or concerns you may have to any of the board members.

We will have a meeting to discuss progress on Sunday, October 1<sup>st</sup>. Vee McKee will send a link for a Zoom call. Please make every effort to attend.

The next regular scheduled meeting will be held October 25<sup>th</sup>, 2023 at 7:00pm.

