

**Blue River Run  
Board Meeting  
March 9, 2023  
2:00 PM**

**I. Call to Order: 2:03pm**

The meeting was called to order at 2:03 PM. MaryKay Kelley, Mike Mueller, Allen Kvidera, John Dunlap, Wiebe Gortmaker, and Mark Burgeson were present by Zoom video conference call. Kelly Schneweis, and Kevin Lovett were representing SRG.

**Owners Present:**

No owners were present.

**II. Insurance Policy Review**

The Board reviewed and discussed the Kinser Insurance Policy.

Wiebe is concerned about increasing dues and wants to make sure properties are marketable to sell.

John is concerned that individual insurance is risky and prefers the HOA policy.

Mike presented the Declarations which states the HOA is required to provide HOA insurance coverage if it is reasonable. Is the Philadelphia Policy Reasonable? A \$75 increase a month to dues is more reasonable than the previously anticipated estimates.

SRG stated the Board must look at the governing documents in conjunction with the current status of the Insurance Market. The Board needs to make a decision to determine if the Philadelphia Policy increase is “reasonable”. Philadelphia carrier is a reputable provider. There are only a few Insurance providers issuing estimates and policies to properties that exceed the \$25 million dollar cap. In the insurance discussion with Kinser, they encouraged the HOA to continue to pursue the Declaration Amendment for future insurance reviews.

The Board determined they were not able to vote on the Philadelphia Policy and would like SRG to follow up with Kinser Insurance on a few specific questions about the policy and review a revised estimate with increase square footage above \$300 a square foot.

PHILYSense program was discussed. This is a device that reads the moisture within the property and is a free program. This is not mandatory.

The Board agreed to notify the ownership at the Special Meeting an HOA proposal was received late and more review is needed to make a decision. Owners will be

encouraged to continue to shop for individual property policies to begin on April 1, 2023.

If the Board approves a policy for the HOA they will notify the owners promptly. If an owner should accept a binding insurance policy, they will need to cancel before the HOA Policy coverage date to hopefully avoid additional expenses. If owners do not cancel prior to April 1, 2023, they may be subject to expenses based on their individual carriers cancellation policy.

### **III. Owner Open Forum**

No owners attended the Meeting.

### **IV. Adjournment**

The meeting was adjourned at 3:45 pm.

Board Member Approval:\_\_\_\_\_ Date:\_\_\_\_\_