



Silver Queen East HOA – Meeting Minutes

Date: 4.23.25

Time: 12:00

Location: Zoom

Attendees: Armani SRG, Ashley, Mark, Chris, Kelly, Noelle, Brad IPFS Insurance

Agenda Items and Discussion:

1. Insurance Coverage Overview

- Brad presented insurance coverage details, recommending \$7 million coverage based on an inflated reconstruction cost estimate.
- The board discussed cost-saving changes from amended covenants.
- Brad advised obtaining a professional reconstruction appraisal for the most accurate coverage assessment.

2. Homeowners' Insurance Requirements

- Brad explained that HOAs should inform, not enforce, homeowners' insurance coverage requirements to avoid liability.
- The board agreed to continue communicating the insurance requirements to unit owners.

3. Unit Owners' Building Coverage Recommendations

- Brad recommended a **minimum** building coverage of \$150/square foot for unit owners.
- He emphasized the importance of unit owners consulting their personal insurance agents.

4. Insurance Proposal Comparison

- Brad compared his firm's proposal with an alternative from an Arizona broker.
- Key differences highlighted included:
 - Dedicated limits (Brad's proposal) vs. shared limits (alternative proposal).
 - Lower deductibles in Brad's proposal.

- Concerns over shared limit programs, especially in high-risk wildfire areas.

5. Roof Replacement for Fannie Mae/Freddie Mac Compliance

- Roofs at Silver Queen were last replaced in 2004.
- Brad explained new lending guidelines requiring full replacement cost coverage on roofs for mortgage eligibility.
- Roof replacement is necessary to comply and maintain property values.

6. Communication with Residents

- The board discussed informing residents of the insurance switch as soon as a decision is made.

7. Insurance Policy Renewal

- Current policy expires May 1st.
- Discussion on maintaining the \$15 million umbrella policy (despite premium savings with a lower limit) led by Mark and Chris.
- Board agreed to prioritize sufficient coverage over cost savings.

8. Roof Coverage Details

- Brad confirmed that roofs older than 10 years are insured at actual cash value, switching to replacement cost once new roofs are installed.

9. Break and Follow-Up Discussion

- Board took a 10-minute break before speaking with John about additional insurance options.

Discussion:

- Acknowledged the urgent need to plan and budget for roof replacement.
- Agreed to maintain the \$15 million umbrella coverage.

Next Steps:

- **SRG** to send meeting link to John for a follow-up discussion.
- **Board** to finalize decision on insurance policy options by **Monday 4/28**

- **Board** to begin planning for roof replacement to address mortgage loan eligibility concerns.
 - **Board** to communicate with residents regarding loan restrictions due to current roof conditions.
 - **Board** to obtain a cost estimate for roof replacement.
-

Minutes prepared by: Armani Zangari SRG

Date: 4.30.25