

**West Fork Village
HOA Special Meeting Minutes
November 30, 2017**

Owners who attended:

Jeffrey Schreier – President
Anita McAllister – Treasurer
Nancy Hall – Secretary
Paula Harding - Voting Member
Rosann Holman – Voting Member (via phone)
Travis Ryan - On-site Manager

Start Time 6:30 PM

- 1) The Board discussed the different options in insurance (the Board had a previous discussion on November 9, 2017 but because there was a quote that wasn't received the Board tabled it until they received it.)
 - Travis received quotes from Farmers Insurance, State Farm, Renaissance Insurance and 1st American Insurance Agency to compare with our current carrier American Family Insurance renewal premium
 - The Board asked about Renaissance Insurance (Renaissance) and 1st American Insurance Agency (1st American) and the difference between the two. Travis explained the details that they are both apples to apples with our current policy with American Family Insurance. They are both brokers. One is Travelers insurance and the other is Guard Insurance. He liked working with all the agents including American Family, State Farm and Farmers, but the two that stuck out for Travis were Renaissance and 1st American. Like it has been with American Family Insurance (Keith Montey Agency), we would need excellent customer service for the lenders and the condo owners so he feels they both could offer that. Rosann asked about 1st American and the insurance carrier Guard and Travis explained a little history of the owner Steven Pierce being involved in management with American Family and managing various agents in northern Colorado and several decades in insurance. He explained how detailed Steven was in looking at the policies. Travis explained that Guard Insurance is a Berkshire

Hathaway subsidiary and in 2016 they had \$1 Billion in revenue and they have plans to triple their inventory in the next three years.

- The Board discussed why they would like to go with 1st American. Paula explained that her brother in law is the office manager of 1st American. Jeff explained it would be a conflict of interest if her brother in law would receive any compensation so since Paula wasn't sure she recused herself of the vote process. Because of what Travis explained about Guard Insurance and 1st American and the competitive bid the Board as a whole felt they should not renew the premium with American Family Insurance and hire 1st American and Guard Insurance.
- Nancy moved to hire 1st American and Guard Insurance to be the carrier for the Building (HOA) Insurance, Directors and Officers, Liability, Workers Compensation, Umbrella and the Fidelity Bond (Travelers Insurance) starting December 2, 2017 and Rosann 2nd the motion.
- Final vote 4 approved, 1 abstained.

The meeting ended at 6:45 PM

***Respectfully,
Nancy Hall - Secretary***