

APPROVED

THE ELIZABETH LOFTS CONDOMINIUMS
BOARD OF DIRECTORS MEETING
JANUARY 29, 2024
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**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE ELIZABETH LOFTS CONDOMINIUMS
HELD ON MONDAY, JANUARY 29, 2024, AT 3:30 PM VIA ZOOM VIDEO CONFERENCE FORMAT**

PRESENT: Brenda Peterson, Chair
Bob Steele, Vice Chair
Forrest Gist, Secretary
Otto Riesenber, Director
Jay Sickler, Commercial Director

ABSENT: Cynthia Bianchini, Director
Bob Garsha, Director

BY INVITATION: Karina Haley, CCM, CMCA, AMS, Community Manager
Community Management, Inc., AAMC

OWNERS: Reed & Shelley Drew

I. CALL TO ORDER

Chair Brenda Peterson called the meeting to order at 3:32 PM.

II. APPROVAL/AMENDMENT OF THE AGENDA

Brenda announced that this would be a short meeting focused on several remaining issues regarding the Association's insurance policy and on the establishment of a Finance Committee.

AGREED: The agenda was approved as discussed by consensus.

III. DISCUSS/APPROVE 15-MONTH EARTHQUAKE INSURANCE POLICY

Vern Newcomb, ABI Insurance, has secured a quote for a 15-month earthquake insurance policy, which would change the next renewal date from February 1 to May 1. The package policy with Allianz cannot be extended to 15 months at this time since The Elizabeth is new to Allianz. After one year of coverage, Allianz will likely be willing to offer a short-term (three month) policy to sync up with the earthquake policy. The Board previously approved the 12-month earthquake policy with a premium of \$266,274.30; the 15-month option carries a premium of \$327,748.29.

Bob Steele recommended that the Board survey owners before the next renewal to determine whether the Association should continue to pay for 100% earthquake coverage. Brenda said that she thought a survey would be a good idea but it would be helpful if owners had the chance to hear from Vern Newcomb about the issues before taking the survey. Having a presentation as part of the Annual Meeting in December should be considered.

AGREED: Forrest Gist moved to accept the 15-month earthquake insurance policy at a cost of \$327,748.29. Bob Steele seconded the motion, which carried unanimously.

IV. DISCUSS/APPROVE BORROWING RESOLUTION TO PREPAY INSURANCE

Now that the Board has made a decision regarding insurance coverage and its cost, it has to be determined how the Association will pay for the policy, whether in full or monthly throughout the year. Brenda has drafted a borrowing resolution that includes paying \$175,000 out of the insurance account now and the balance from reserve funds. The insurance account will continue to accrue \$125,000 in funds through the end of the fiscal year and that will be transferred to the reserve fund in June 2024. The balance of the loan from the reserve fund will be added to the 2024-2025 fiscal year budget. The other option is to pay the premiums on a monthly basis, but the Association would incur a 9.75% finance fee to do that.

AGREED: Otto Riesenberg moved to approve the borrowing resolution as discussed and to pay the insurance premium in full. Jay Sickler seconded the motion, which carried unanimously.

V. DISCUSS/APPROVE BOARD FINANCE COMMITTEE AND APPOINTMENT OF FINANCE COMMITTEE MEMBERS

Brenda announced that she, Jay Sickler, and Cindy Bianchini are willing to serve on a Finance Committee along with owners Reed Drew, and Shelley Drew. This will allow for broader oversight of the Association's financial position.

AGREED: Bob Steele moved to establish a Finance Committee to include Brenda Peterson, Jay Sickler, Cindy Bianchini, Reed Drew, and Shelley Drew. Forrest Gist seconded the motion, which carried unanimously.


VI. OTHER ISSUES

There was a brief discussion of a recent security issue; CMI will forward the incident report to the Board.

Karina also confirmed that there is ice melt on site in the trash room. Additional bags can be provided if needed.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:06 PM.

APPROVED: 
Forrest Gist, Secretary