

LOMAA BOARD MEETING MINUTES - DRAFT

Monday, April 1, 2024

In-Person Meeting - CAC Rm B

12-1:00 PM

CALL Meeting to order – 12:00 PM; establish quorum

Present: Paul, Peggy, Ron and Debbie

OPENING BUSINESS

- Member and Guest Introductions
 - Homeowners from Singing Woods, Meadowgreen 2, Meadowcreek, Singing Brook, Rockgreen, Mount Vista, Overlook, Fairfield, Fallgreen I, Twin Lakes, Golf Court, Riven Rock, Oak Island, Orchards, Valley Green, Quail Run, and Starry Knoll present
 - Rachel Adams, George Petersen Insurance Agency, guest

PRESENTATION:

- 2024 Fire Insurance Outlook – Rachel Adams, George Petersen Ins.
Highlights:
 - Volatile market with State Farm non-renewing clients in zip codes 95409 and 95405
 - George Petersen agency only engaging with underwriting 45 days in renewal window
 - Farmers is not canceling HOAs yet
 - Travelers is not writing policies on properties aged 30+ years
 - HO6 policies may be in danger of cancellation also
 - Recommend that HOAs amend CCRs to have legal **flexibility** to disband the master commercial policy and require owners to insure in individual market.
 - Contact your attorney to write the amendment change
 - Will require approval by the Association according to your CCR
 - May be able to insure multi-units on a master
 - Common liability master policy is easy to get
 - Travelers is non-renewing 50M+ commercial policies
 - Insurance Commissioner is re-evaluating the rate structure; there is a public meeting on 4/23 regarding impact of carriers leaving

CA; Paul will post zoom information on the Lomaa website for those that might want to attend

- Insurability and cost:
 - are determined by the industry brush score, not whether the home is in a WUI. Rachel has the ability to calculate your brush score. **(Paul will post presentation on Core Logic to the Lomaa Website)**
 - Provide narrative of firewise work to Rachel (premiums will not be reduced because of firewise work but will be helpful for availability of coverage)
 - Home hardening is important to demonstrate (CalFire and State Insurance website has low cost hardening actions):
https://readyforwildfire.org/wp-content/uploads/2024/03/low-cost-retrofit-list-update-3_4_24.pdf and <https://www.insurance.ca.gov/01-consumers/200-wrr/Safer-from-Wildfires.cfm>
 - Defensible space and ember management is key
- CA Fair Plan – plan of last resort; exposure is enormous due to volume of business being written at this time and ability to pay if a disaster struck.

CONTINUING BUSINESS

- Approve 2/5/2024 minutes
 - Approved
- Treasurer's Report - Ron Bickert
 - After payment of Wix (website software) renewal will have <\$200 in account; will be billing for membership in September

OPEN FORUM

- A recommendation for Rock Solid Drains for blockages & backflow
- Some recommendations for HOA Attorneys to help with any CCR changes: Barbara Zimmerman (very busy and long response time), Martin Hirsch and Perry, Johnson, Anderson, Miller & Moskowitz
- Consider a PAS bootcamp I or II for the May quarterly meeting; there was interest in both. A suggestion was made that Bootcamp I may be available on a recording and that Bootcamp II would be very valuable.

ADJOURNMENT - 1:15 PM

NEXT BOARD MEETING:

- Monday, May 6, 2024 NOON, CAC Rm B

NEXT QUARTERLY MEETING:

- Wednesday, June 19, 2024 4 PM, West Rec Center