

2020 Briargate Second Owners Association Fall Meeting

September 26, 2020

1:00 PM Outside, along 44<sup>th</sup> ST

Between Derby Dr and REC Dr

Greeting and Call to Order – Jim Moeller, President/Treasurer

The meeting was called to order as residents socially distanced and wore masks to as per Covid 19 guidelines for group gatherings. Forty-five households were in attendance for the meeting.

- The meeting was immediately turned over to guest speaker, Terra Heaton, from our insurance agency, the Daryl Braun Agency for American Family Insurance Company.

Terra Heaton opened a discussion about the damages to Briargate by the Derecho which occurred on August 10th by describing this as “a process.”

- Terra welcomes calls from residents at any time. Her phone number is 319-377-5797. Terra spoke to our association at our November 2017 Fall Meeting about Loss Assessment coverage on our own personal condo policies. Most condo insurance policies have basic loss assessment coverage with a \$500.00 deductible, but she encouraged us to increase that coverage based on weather trends over recent years resulting in more extreme weather patterns and high insurance claims from hurricanes and other wind/hail storms.
- The Derecho was a storm that caused damage to 98% of our 27 buildings. Because the damage was caused by a wind occurrence, the loss assessment coverage of our personal condo insurance will share in covering the cost of repairs to our buildings.
- **Contact your insurance agency to confirm if you have Loss Assessment Coverage.** The amount of your claim for loss assessment has not been determined, so it is likely they will not open a claim for you at this point.
- Determining the Loss Assessment is a process. The first step was to determine where the exterior damages occurred. Our condo insurance assessor has determined where the exterior damages have occurred. However, there were internal damages to some units by this storm that may be covered under both Briargate’s policy and your loss assessment coverage. For example, if you have wet spots on drywall from the storm, a contractor will do the inspection of the inside damage.
- The Derecho Damage Checklist was sent to everyone to record inside and outside damages to each unit. The deadline for returning that information was October 1<sup>st</sup>. That information will assist in finding qualified contractors to repair all the storm damage and the total cost of repairs.
- **If you are a Snowbird, leave a key or garage door code with a trusted neighbor or house sitter and notify the Board who that person is so we can get into your unit with a contractor to inspect or do repairs while you are gone.**
- Once the final costs are determined and divided equally, you will receive a letter from the Association for you to give to your insurance company to file a claim.

- On the Association's part, the deductible for each building is 1% of its assessed value. For example, on a building valued at \$840,000.00, the deductible for the association is \$8400.00. The total deductibles for all the buildings in the association divided by 89 households is \$1795.11, but your claim for loss assessment will more than likely be less than but, not more. Your condo policy will pay your claim, less the deductible. Most deductibles are \$500.00.
- Your insurance company will issue a check to you, which you will need to turn over to the Association.

There were no corrections or additions to the minutes from the November 2019 meeting. There was a motion to approve the minutes and it was seconded. The minutes will stand as originally written.

#### Updates to Board Positions:

Shortly after being elected to the Board at our 2019 meeting, Josh Campbell resigned due to personal reasons. Shortly after, Janet Powell resigned as VP. As three board members are always required, we reached out to Sue Weston to act as interim VP and a board member. Sue had volunteered to help and had worked with Janet focusing on building maintenance, lawn care, and snow removal. So, she was a natural fit.

Sue Green's board position is expiring. Since the Board named Sue Weston as interim board member to maintain a quorum, the residents would be voting for two Board positions. The nominations from the floor (or lawn in this case) were Cindy Quinlan, Bill Nelson, Vickie Hook, Sue Weston, and Sue Green. Ballots were distributed to each household present and each voted for 2 people. The votes were recorded and counted by volunteers from the residents. The results were Cindy Quinlan (20), Bill Nelson (9), Vickie Hook (5), Sue Weston (26), and Sue Green (28). Sue Green will continue with another term on the Board and Sue Weston is our new Board member. Being a board member requires commitment to spending several hours a week on Association related work plus responding to association emails within 24 hours.

- There was interest from the floor to allow members to help the board and to participate in the Board's meetings.
- Board members are elected by the members so the members should be able to trust the decisions made by the Board. The Board meets frequently about issues that come up almost weekly and they seem to be in touch almost daily. If you cannot trust the Board, you should join the Board! Board positions are not paid positions. The President and Vice President are board members and they are required to attend meetings.
- A liaison group of volunteers was created to attend these unofficial meetings when discussions occur, and decisions are made. Those volunteers are Janet Gardner, Linda Fischer, and Deb Schnyder. Liason members will be invited to the next meeting.

We would appreciate anyone who would like to continue with providing residents with updates and information by being the editor of our newsletter!

The long-needed tiling project is underway. Every resident has had a bubbler installed by the street to direct rainwater from gutters to the street and storm sewers. The round, green slotted tops are designed to pop off during extremely hard downpours or if they are clogged with leaves. Please be mindful to clean out leaves and place them back where they were if you see one popped off. This will prevent critters from taking residence in our new tiling!

- The root systems of the trees that were planted in exceedingly small grassy areas between driveways is causing issues with tiling, the underground utilities, and the concrete work and foundations. These trees will need to be removed within the next three years or the new tiling along driveways will have to be replaced again. The cost of removing one of our trees is about \$800 to \$1000. A few of those trees were either blown down or damaged in the storm. It has been impossible to get a contractor to remove those damaged trees and broken limbs. Jim has worked with an arborist, who advised Jim which trees to remove and which will likely survive.

#### Treasurer's Report

- The Treasurer's report is always up to date. At \$135.00 ACH for monthly dues or \$140.00 check for monthly dues, our basic annual income is \$144,755.00.
- Total Projected Expenses from last year were \$112,275.00
- Subtotal Actual Expenses to date are \$111,750.50
- Difference \$524.50
- Balance to apply to our reserves (30%) \$33,004.50

#### Reserve Expenses Paid Year to Date:

- |  |                |
|--|----------------|
| • Exterior Maintenance, Common Ground Maintenance, and Storm Damage used \$75,941.67 | Total Reserves |
| • Current Reserves in Checking, Savings, and CD's \$176,883.65                       |                |
| • Total Known Liabilities \$ 47,306.00   |                |
| • Reserves Balance \$129,577.65  |                |

#### Common Ground Projects Pending:

- Complete tiling
- Concrete Replacement
- Concrete Joint Sealing
- Underground Fill
- Arborist
- Continue tree removal/stump grinding
- Power rake and seed tiled areas

#### Building Maintenance

- Roof Repair/Replacement
- Siding Repair/Replacement
- Soffit Repair
- Electrical Fixture Replacement

There was a request for a certified audit of our financials by some members of the association. There was a review done in December 2016. The results were shared to all residents. The attorney involved recommended a periodic review of records and reserves by anyone with an accounting or business background.

Members voted to form a committee to perform a review of our financials as well as gather information, costs, get bids from contractors for future projects and make recommendations to the Treasurer. The committee members are Rita Heffelfinger, Vickie Hook, Mike Mills, Ellen Barnett, and Lois Grimes.

The meeting was adjourned at 3:20PM.