

BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION
March 26, 2026
Location: Medford Library In Person & ZOOM access
7:30 P.M.

At 7:30p.m. Craig Hansen, BVHOA President called the meeting to order. A quorum was established. Board members present were Andrew Wilson, Elizabeth Hamilton & Judy Henderson on ZOOM. There were 6 homeowner members on ZOOM and 1 Advisory Council member in the room.

President's Report On HOA Insurance Issues

Craig announced that this was a Special Meeting and per our bylaws it would be limited to the one advertised topic of HOA Insurance. Homeowners online were not invited to speak unless they had professional background in the Insurance industry. Those online were invited to participate by typing questions into the chat section of ZOOM. There were no questions typed into the chat.

Craig gave an overview of the HOA insurance situation and thanked Charles Keif for his extensive efforts to help solve this problem. The search for a new insurance company has been going on since October 2025. Many companies turned us down. Charles started in January 2026 and through his and Craig's efforts an Insurance Broker named John Elliott, who is local, has located a company that is willing to do business with us.

Here are key concerns that Craig shared:

- * BVHOA is now identified as a high-risk organization as it relates to the Insurance industry. This is a result of the Camino Road issue and the litigation in progress. Many insurance companies refused to quote at all. The impact of this high risk classification is that our policy cannot be renewed under the same conditions as the current policy that expires on April 30. Going forward BVHOA will need to purchase a General Liability policy and then add on coverage as approved by the board to attain the level of coverage that comes close to our current policy.
- * The General Liability policy being offered is for 1 million and a deductible of \$1000.00. This will cost us \$4,934 a year. Our current budget allows \$5000 to be allocated for insurance.
- * The policy that is expiring at the end of April has a much broader coverage but as that company will not renew, the only option for us is to purchase additional policies to get closer to the coverage we had and need.
- * The new General Liability policy does not protect board members, officers and committee members. The options for that are expensive but the board feels that this coverage will be necessary to maintain board and committee volunteers. Board and Officer Liability has been quoted at \$11,375 per year for a \$1 million dollar with a \$15,000 deductible. There are options to increase the deductible to e.g. \$50,000. And that would save \$2000.00 per year. The board felt that this coverage is important but that it needed more discussion after the General Liability policy was adopted and could be tabled until the April 13 BVHOA meeting.
- * How to pay for this really expensive change in our insurance budget is going to be a challenge but there is a proposed budget prepared by Craig Hansen that will allow us to do this

without increasing homeowner dues. A priority for the board. The thumbnail of this budget would be to borrow around \$10,500 from the Reserve Fund so that the premiums for the new insurance can be paid-in-full as required. This will be presented and discussed at the April meeting also.

* Current Farmers Insurance as stated will not be renewed so no claims made against the HOA in the future that occurred during the last year of coverage will be honored. This would have been standard if Farmers had not refused to reinsure us. To gain this coverage, we can purchase what is called an Extended Reporting option. This would cost 75%(\$1,765) of our current policy for one year or 140% (\$3294) for two years or 200% (\$4706). This will also be presented and discussed at our April meeting.

It was clear from all the information presented that the insurance options for BVHOA are very limited and as our current insurance will expire April 30 as mentioned - immediate action needs to be taken. If the policies above are purchased there is an option to cancel after 3 months and get a pro-rated refund.

Craig Hansen proposed a motion to purchase the General Liability Policy mentioned above. The motion was seconded by Elizabeth Hamilton and passed unanimously.

Craig Hansen proposed a motion to investigate the General Liability Policy further to see if it could be reduced by increasing the deductible. This was seconded by Andrew Wilson. The motion passed 3 yeah to 1 nay vote.

Craig Hansen proposed a motion to adjourn the meeting at 8:36 p.m. It was seconded by Andrew Wilson and passed unanimously.