

Tierra Vista Village
Special Board Meeting Minutes
April 26, 2023

1. The special board meeting was held at 219 Tierra Vista Drive, and called to order at 5:37 p.m.
2. The Meeting Notice and referenced documents were emailed to all owners on April 21, 2023 and posted on the HOA's website.
3. Present were Board Members Marie Cobb, Dave Hupp, Zach Potter, and Linda Looman. With all 4 board members present, a quorum was established. Also present were the following members: Pam K, Norm G, Susan L, Cindy O, Janice R, Mike B, and Hugh B. Janet O'Bannon was present for Durango Property Management. Guest speaker, Jennifer Wade with American Family was also present to discuss the status of the insurance policy and answers from the owners.
4. The special meeting was called for the purpose of answering questions from homeowners regarding the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Tierra Vista Village and approving same.
5. David provided a recap of the reasons the Board is seeking an amendment to the covenants. Specifically, it is primarily to change the insurance requirements so that the HOA will no longer be required to provide group insurance coverage and homeowners can obtain individual policies, and also to clean up the document by removing language that is no longer necessary or current law.
6. Jennifer explained that there are changes happening in the industry and many carriers are pulling out of the HOA market due to the high risk of insuring such properties. The change is resulting in an increase in premiums. Specifically for Tierra Vista, the insurance is concerned about the number of buildings required for coverage under one policy. On April 18, 2023, DPM received a notice from American Family stating that the policy will not renew. The policy will be cancelled effective June 26, 2023 at 12:01 a.m.
7. The owners asked Jennifer, as well as the Board and Janet, questions. The members discussed that they did not know exactly what changes were being made to the covenants. The owners would like to see the changes in a redline version. The Board confirmed that the only substantive changes made were regarding the insurance. All other changes involved removing any language regarding the Declarant and language that is no longer good law. Several owners were concerned about the HOA losing control to ensure that owners have adequate insurance coverage on their property. For example, if a home in the community burned down, and the coverage was inadequate to rebuild, there is concern that not rebuilding would negatively affect home values. The Board asked Janet to discuss this concern with the attorney and see if there is language addressing this concern or if the attorney can add language to address this concern.
8. One owner stated that we need to make it very clear to owners that if owners vote no to approve the amended covenants, or fail to return a ballot, then the costs of the insurance is expected to double this year.

- 9.** The Board directed Janet to send the Amended Covenants in a clean format as well as a redline, with the Ballot, once the above concern is addressed by the attorney. Per the Board, Janet will also send the cancellation notice received from American Family. Some owners would also like to see the plats; therefore, Janet will send the plats she has on file to the owners.
- 10.** Given the above concern and the need to discuss further with the attorney, the Board is unable to approve the amended covenants at this meeting. Linda made a motion to table the vote to approve until the concern regarding adequate insurance coverage to rebuild is resolved. David seconded the motion, all board members were in favor, and the motion carried.
- 11.** David made a motion to adjourn the meeting, seconded by Linda, and the meeting was adjourned at 6:52 p.m.