



FALL
REGIONAL
FORUMS



Bakersfield Lunch Forum

Stockdale Country Club

September 7, 2022

11:00 a.m. - 1:30 p.m.

AGENDA

11:00 – 11:30 a.m. | Registration & Networking

11:30 – 11:40 a.m. | Welcome and Panel Introduction

11:40 – 12:20 p.m. | Tackling the Rise in HOA Insurance Costs

12:20 – 12:40 p.m. | Networking Intermission

12:40 – 1:20 p.m. | Tackling the Rise in HOA Insurance Costs

1:20 – 1:30 p.m. | Sponsor Drawing & Networking

1:30 p.m. | Conclusion of Forum



SPEAKERS



Bonnie Basham, CAMEx, CCAM, CAFM

Basham has been in the Community Management industry since 2006. During that time, Bonnie has held several different positions. She opened Basham Management in the summer of 2018 and currently manages several HOAs in the Central Valley. Bonnie also serves on the CACM Board of Directors.



Suellen Eichman

As an HOA, Real Estate and Commercial insurance Elite agency with Farmers, Eichman strives to educate her clients, managers and board members on the many aspects of insurance and risk management. She has over 30 years in the industry and continues to work one on one with her clients throughout California.



A.J. Jahanian, Esq.

Jahanian is an associate attorney with Beaumont Tashjian, where he devotes his time servicing the unique needs of the Firm's clients throughout California and is highly experienced in advising boards and management in the preparation and enforcement of governing documents and contracts, risk management, dispute resolution, fair housing compliance, and all other issues impacting community associations.



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2022 Fall Regional Forum - Manager Handout

Tips to Handle Insurance Costs

1. Work with your insurance expert
 - a. Use insurance experts familiar with HOAs
 - b. Understand difference in maintenance requirements vs. what is covered in insurance policies
 - c. In a fire area? Ask expert for alternatives
 - d. Discuss ways to minimize risk
 - i. Complete and updated Reserve Studies
 - ii. Current budget
 - iii. Proper funding
 - e. Know and follow timelines for insurance renewals
 - f. Ask insurance expert for current trends for budgets
 - g. Review current deductibles – do they need to be higher or lower?
 - h. Bare Wall policies – pros/cons for your community

2. Work with your legal counsel
 - a. Ensure Board/HOA complies with CC&Rs (100% coverage)
 - b. Amend/spot-amend CC&Rs for hazard control
 - i. Super-majority approval?
 - ii. Lender approval?
 - iii. Petition to court?
 - c. Amend CC&Rs vs. Rule Change for hazard control
 - d. Check language in CC&Rs regarding HO6 policies
 - e. Discuss liability with board for underinsuring HOA
 - i. Lapse in coverage/non-renewal
 - ii. Impact ability for new home loans
 - f. Review Claims Procedures – who can file claim
 - i. Amend CC&Rs/Policies on handling claims
 - g. Create prohibitions/restrictions to reduce costs
 - i. No BBQs
 - ii. Chimney Sweep cleaning
 - iii. Require vacant owners to check units
 - iv. Zinsco Panels

3. Manager Role
 - a. Communicate to the Board and use your experts
 - b. Use a claim form (get one from our agent)
 - i. Consider charge for processing claims
 - c. Address deferred maintenance
 - i. Electrical panels/phone wires
 - ii. Review reserve studies
 - iii. Rezoned High Fire-Line Communities
 - d. Brush clearance
 - e. Fire Sprinkler Inspections/Certifications
 - f. Budget accordingly
 - g. Require Insurance certificate from homeowners

Claim Reporting Procedure

*Before the claim is filed, call the appropriate vendor to mitigate the damage (i.e. shut off water, stop or limit the root cause of loss).

*Do not review the *Maintenance Section* of the CC&Rs. This does not apply to an insurance loss. The *Insurance Section* of the CC&Rs defines the responsibilities of the unit owner and HOA. The HOA's legal counsel should assist if the CC&Rs are vague/hard to understand where the responsibility lies (i.e. original build or improvements included, interior coverage included, loss from an appliance only servicing the unit, etc....).

HOA Name: _____

Description of the Loss: _____

Date of Loss: _____ Time of Loss: _____ Date reported: _____

Name of Unit owner, address, email and phone number:

Name of other unit owners/tenants affected, address, email and phone number:

Vendor contact information: _____

Insurance Company Name/Agency/Phone & Email: for each unit affected:

Policy Numbers and Claim Numbers for each unit:

Claims Adjustor(s) Name, Phone and Email for each unit:

Documents needed to provide to Claims Adjustor:

Plumbing/Appliance Reports, Photos and Invoices

Mitigation Estimate, Photos and Invoice

Restoration Repair Estimate, Photos and Invoices