

Sonoma Pines Homeowners Management Ltd. Special Directors Meeting – July 16, 2020, Clubhouse

Present

David Reid, Chair
Lloyd Searcy, Vice Chair
Malcolm Metcalfe, Secretary
Tom McEwan
Gary Sears

Absent

Terry Cross, Treasurer
Charlie Milazzo, Ex Officio

Guest

Bob Bassett

The meeting was convened at 9:00 AM and was chaired by David Reid.

1. Insurance Issues

There was a discussion on progress on obtaining homeowner insurance on the 341 Multifamily homes. There appear to be two issues that are causing issues for insurers.

1. The provision of cross liability insurance amongst the Sublessor, Sublessee, and Westbank First Nation
2. The waiver that the insurer shall not have any right of subrogation against the Sublessor on account of any loss or damage covered by such insurance.
3. The need to add SPHM Ltd and Westbank First Nation (WFN) as additional insured to the policy.

It appears that (1) and (2) are provided with Commercial insurance and generally, are NOT available with a homeowner's policy.

The requirement to list both SPHM Ltd and WFN (3) has been a challenge that has been accepted by some and rejected by others.

After a considerable discussion, it was decided that we have the legal authority to waive the application of (1) and (2), and (3) would be modified to require SPHM Ltd to be shown as an added insured, and where possible, WFN would be included.

The following resolution was moved by Lloyd Searcy and passed unanimously.

The Be It Resolved that Sonoma Pines Homeowners Management Limited that the following provisions found in Article 10.1 of the SPHM single family sublease and Article 11.1 of the SPHM multifamily sublease are hereby waived:

- a) The provision of cross liability insurance amongst the Sublessor, Sublessee, and Westbank First Nation; AND
- b) That the insurer shall not have any right of subrogation against the Sublessor on account of any loss or damage covered by such insurance.

With respect to the requirement for additional insured, SPHM must be added as an additional insured. Westbank First Nation shall be added as an additional insured whenever possible.

2. Other issues

Ten properties were to have deck repairs completed, approved at the last SGM. The final price to repair each deck has been received at a higher cost of \$22,000, which was more than approved at the SGM.

Moved by Murray Reiter, and approved unanimously, that the work proceeds, based on the approval of the new budget at the July 30 SGM.

The meeting was adjourned at 9:40 AM.

Malcolm Metcalfe, Recorder of Minutes

Approved by Board August 6, 2020

Signature: _____