



PO Box 112  
Shakopee, MN 55379  
**Evergreen Homeowner's Association-Special Meeting**  
**March 25, 2024**

Present: Board members Christina Visger, Pete Mamer, Julie Welker and Nancy Mitchell. Guest: Matt Greenstein  
14 Homeowners also attended

Homeowners should have received a letter from our new insurance company, Landmark American Insurance. On the backside of the letter you will find directions to order a Certificate of Insurance for your bank/lender. The email for these requests is : [Associations@myinsurancewarehouse.com](mailto:Associations@myinsurancewarehouse.com).

The purpose of this special meeting is to discuss our HOA Master Policy insurance situation – Current and Future.

Farmers Insurance did not renew our coverage due to two claims in 2022: roof replacement due to hail damage in August/September and a fire involving two units the end of September. The two claims pushed us into a high risk category and our only option for coverage became the secondary market – where our annual premium is tripled. The 'high risk' label will be with us until 3 years have passed ( September 2025). Contractually we must stay with this company for 4 months. The extreme increase meant an emergency increase in monthly dues- from \$235 to \$435- with \$300 going to insurance.

Our HOA attorney, Matt, mentioned that he has attended over 2 dozen HOA meetings wrestling with large increases in insurance premiums. Several insurers in Minnesota have scaled back HOA insurance or completely dropped the line.

We discussed two different types of insurance:

- Walls in – takes care of exterior and interior, based on original specifications. This means electrical, plumbing, HVAC, wall coverings, floor coverings, appliances and light fixtures. Your personal property & household goods are covered by your private HO6 policy.
- Walls out- takes care of exterior only. Everything else needs to be covered by your private HO6 policy.

We will be requesting bids for ' walls out'. Insurance. The lower risk profile should mean a lower premium.

Although we will not have any large projects this year, our lawn care contract remains in effect. Concerns heard about the condition of the yard are certainly valid. Three years of drought have seriously degraded our lawn cover. We will ask our lawn crew for recommendations.

There is also interest in removing rocks, particularly from around the trees. This has been priced before – very labor intensive and expensive. Hopefully we can make this a volunteer activity.

A recommendation was made to use the area near the dues drop off box as a community billboard.

We will get together again when we have some bids to review.