MINUTES for MRHOA Board Meeting **Wednesday, Sep 16 2026**

- Present: Jon H, Bruce L, John B, Liz F, Dave P (plus briefly Treasurer Dee S and one homeowner)
- Approved Final Minutes **Aug 19** Board meeting (5,0)
- Next Board Meeting: October 21, 2026

Discussion on bids received for annual twinhome property coverage consumed most of meeting and is summarized at end of these minutes.

- **Admin – Finances**
  - Reviewed fund balances as of 9-15-2026: Operations $77,506 / Reserves $353,078
  - Reviewed 2026 Cash Flow Budget and Projections as of 9-14-26
    Jul-Sep : Sidewalks $11,500 / Trees $7,755 / Sealcoating $6,385 / Gutters $4,095
    Pending: Driveways (6) $24,430 / Painting $5,000 (approx) / Addtl Tree Work $4,000 (approx)
  - Board was advised that budget spreadsheet will be expanded to function as an active continuous tool; a rolling budget - easily updated to both current year status and following year projections. Any 2-3 year plan to complete TH driveway replacements will involve careful forecasting.
  - Any change in annual dues is now based on both historical analysis and future projections. The allocation of expenditures to dues collected is closely scrutinized for accuracy and accountability.

- **Admin – Other**
  - One twinhome unit is currently for sale.
  - Looking to prepare a simple policy for installation of porch handrails that provides owners with important codes and guidelines, but does not require submittal of an architectural request form. In Minnesota, a handrail is only required on stairways with 4 or more risers (steps). For the 1-2 step porches in MRHOA, while not legally mandated, owners are still interested in installing a simple handrail for safety – and some codes still apply for safety and insurance purposes.

- **Groundskeeping & Maintenance**
  - Lawns: Twinhome sprinklers were turned off for about one week to accommodate driveway sealcoating. Lawn conditions during drought were taken into consideration, as were recommendations by both the U of M Extension and MN DNR.
    [*Different types of grass respond differently to drought conditions. Kentucky Blue grass browns and goes dormant, while fescue grasses can remain green even after going dormant. Frequent shallow watering is never the recommended method.*]
  - Controllers: There is a possibility the current controllers could be retrofitted for wi-fi control using an iPad and a smart phone with personal hotspot connectivity. Can be looked into over the winter.

- **Admin – Insurance**
  - Marsh McLennan Agency submitted (3) carrier bids on morning of this meeting (Hartford, West Bend, AmRisc/Lloyds).
  - Volgren Agency submitted (1) carrier bid the day before this meeting (Honeycomb).
    [Volgren Agency also submitted a second carrier bid the morning after this meeting (Homestate).]

All five bids were reviewed and considered.

Admitted insurance carriers in Minnesota are licensed by the State, compliant with State regulations, and backed by the Minnesota Insurance Guaranty Association. The three admitted carrier bids were evaluated: The Hartford, West Bend Mutual, and Homestate Insurance from Berkshire Hathaway.
Hartford and Homestate are national carriers. West Bend is a regional carrier.
[*All three have an A or higher financial rating from AM Best.*]

Non-admitted insurance carriers are companies not licensed by the MN Dept of Commerce but legally permitted to write specialized or high-risk coverage through licensed surplus lines brokers.
Policies from non-admitted carriers can have drawbacks like non-standard coverage and language, and high up-front premium payments. Both were taken out of consideration (Honeycomb and AmRisc/Lloyds).

Pending answers to some relevant questions to the Marsh McLennan Agency, the Board tentatively proposed accepting the West Bend bid. Decision was made to take an email vote for final approval after all Board members had opportunity to read the answers returned by Marsh McLennan.

Actual policy documents supersede below summaries provided by the agencies.

Coverage	The Hartford	West Bend	Homestate
Admitted Carrier in MN	Yes	Yes	Yes
Undamaged Property Exclusion	No	Yes	
Unmatched Property Damage Exclusion	No	Yes	
Cosmetic Damage Exclusion Endorsement (Yes/No)	No	Yes	
ACV Endorsement	No	No - See Condition	
Total Property Values	$27,762,700	$23,063,360	$25,000,000
Building Coverage Definition	Original Specs	Original Specs	Original Specs
Property Deductible	$25,000 Per Occurrence	$25,000 Per Occurrence	$25,000
Wind/Hail Deductible	5% Per Building Limit	5% Per Building Limit	$25,000 per building
Replacement Cost (RC)	Replacement Cost	Replacement Cost	Replacement Cost
Coinsurance or Agreed Amount	Agreed Amount	Agreed Amount	100%
Water & Sewer Backup	Included to Building Limit	$25,000	$50,000
Sump Pump Failure	$15,000	Combined Limit	
Water Damage Deductible			$25,000
Ordinance & Law: Coverage A: Undamaged Portion	Incl. within building limit	Incl. within building limit	$25,000,000
Coverage B: Demolition & Debris Removal - undamaged portion	$50,000	$50,000	$100,000
Coverage C: Increased Cost of Construction	$50,000	$50,000	$100,000
Loss of Income	Actual Loss Sustained	$25,000 each premises	$250,000
General Liability-Occurrence:	$1,000,000	$1,000,000	$1,000,000
-Aggregate	$2,000,000	$2,000,000	$2,000,000
-Medical Payments	$10,000	$10,000	
Hired/Non-Owned Auto Liability	$1,000,000	$1,000,000	$1,000,000
Terrorism Coverage	Included	Included	Excluded
Package: Total Property & Liability Premiums	**$84,291**	**$76,408**	**$77,423**