May 21, 2025 – Executive Session

Called to Order 6:06

**Unit 4-101**

* **the Board approved** returning $39,644.45 from the total amount of the check from First Tech to owner Pankaj Malhotra, subject to a reservation of rights to pursue the full balance owed if said owner chooses to further dispute this matter.

**Repairs claim on Tyler’s building.**

* Should we submit a claim to master policy? Or self-insure?
* Have we had any claims in the past year and when does our policy renew? Need to let Tyler know ASAP
* Ours renews in July
* Recommendation to self-insure for amounts under $70,000
* **Megan recommends to self-insure** for this because we’re in a high risk tier right now and we may likely have another issue going forward
* **Motion to self-insure by Prof, seconded by Curtis and Kris**
* Can we do anything to change our policy so we don’t have to keep self-insurance?
  + RCW calls out that primary policy has to be used first in Washington State
  + We have an all-in policy so it has to include betterments
  + Our 4th amendment: High risk component/deductible shift amendment that would shift deductible to home owners regardless of where the loss comes from
  + Suggest change amendment so that deductible payment goes to the SOURCE unit (i.e. upper unit leaks to lower unit) for percentage of damage
  + Process to change:
    - Contact Juan and involve attorney to get high risk component amendment that shifts deductible to the source unit/cause unit.
    - Attorney will prep the language
    - Town hall to explain why the change is happening
    - 67% vote from association to change government documents.
    - We haven’t been able to pass amendment in 20 years because we can’t get the homeowners to show and vote.
    - Will require BIG LIFT especially since it disproportionately affect lower units.
    - **ACTION ITEM:** Ask David directly to get the language started and get information, then we can figure out a campaign.