

Haile Village Center Owners Association

**Resolution 003-2022 (Town Home Insurance)**

**Whereas** the Haile Village Center Owners Association Board of Directors (BOD) is sitting in a qualified and noticed public session and a quorum is present, and **Whereas** the BOD is empowered to act in the best interests of the Association, and **Whereas** it is the intention of the BOD to so act, the following RESOLUTION is presented for a vote of the BOD:

One of the principal areas of concern is that there is currently no requirement for a Townhome Owner to have homeowners’ insurance. Since some Townhome owners may not have a mortgage, they may not be required to have homeowners’ insurance. In the event of some significant hazard, some Townhomes could be at risk.

RESOLVED: “The HVCOA BOD hereby directs Thomas Black to perform as many or as few of the following as he deems necessary and proper:

1. Authorize Mr. Black or his designee to contact the Association's Insurance Agent to verify insurance policy requirements.
2. Authorize Mr. Black or his designee, at the expense of the Townhomes, to secure a legal opinion from the Association's legal counsel as to whether or not homeowners’ insurance can be a mandatory requirement to include the submission of a proof of insurance certification.
3. Based on the findings in numbers 1 and 2 above report back to the Board.
4. Upon reporting back to the Board and seek the concurrence of the Board to submit to each Townhome owner a copy of a DRAFT Townhome Governance document with attachments of the findings from items 2 and 3 above.
5. Allow a 2-month period for Townhome owner review and comment.
6. Consider any review and comments received and make any adjustments.
7. Resubmit the DRAFT Townhome Governance to the Association Legal Counsel and Insurance Agent for review and comment based on Item 6 above.
8. Based on any comments obtained in Item 7 above, make necessary adjustments and submit to the HVCOA BOD for consideration.”

	Aye	Nay	Abstain
Mark Fraser	<u>  x  </u>	___	___
David Worthy	<u>  x  </u>	___	___
Linda Gogan	<u>  x  </u>	___	___
Thomas Black	___	___	<u>  x  </u>
Jeffrey Price	<u>  x  </u>	___	___

Vote Recorded on:   2/23/2022   by:   HVCOA Manager  

  x   ADOPTED and directed to be inserted into the HVCOA records

\_\_\_ REJECTED