

On Apr 11, 2014, at 9:09 AM, "Kathy Rasing" <krasing@cfu.net> wrote:

Whoa up there, Davon! It is 32 units versus 40 units. But each building taken into consideration, there are twice as many people entering the 8-plex versus the 4-plex. Also there is much more to be covered by replacement insurance in the 8-plex such as balconies, stairs, high walls, lighting, carpeting, security system, etc. Also there is more liability with the stairs and more chance of law suits.

I am just as concerned about the 8-plexus as the 4-plexus. I was first and foremost concerned in July about the safety and security of the 8-plexus. And when RS mgmt came aboard they(we) did work on that issue.

There is so much to look at in the spreadsheet, I haven't looked at the snow/lawn situation. Only comment about that is taking away the street which everyone uses the snow removal might be the same for all. Maybe a bit more entrance sidewalk at the 8-plexus.

If it weren't for the roofing project we may have been able to lower the insurance premium because of the security. It did lower a bit from 2012 to 2013.

Kathy R

From: [Davon](#)

Sent: Thursday, April 10, 2014 4:47 PM

To: [Kathy Rasing](#) ; [Dan Barfels](#)

Cc: sjconstinc@mchsi.com ; nhowland@cfu.net ; EEK@cfu.net ; marilynkohagen@gmail.com ; cinson6@msn.com

Subject: RE: reports

Hello neighbors,

In absorbing the data on the spreadsheet, I analyzed some categories individually and jotted down some brief notes.

Beginning with the insurance column, I notice that the four 8-plex buildings comprise almost half of the five-month insurance premium total ($464.50 \times 4 = 1858$). The five-month contribution for ten 4-plex buildings is merely \$2322.50 (232.25×10 buildings = 2322.50). Obviously, the spreadsheet data may require a second look when the numbers indicate that four buildings are paying nearly half of the insurance premium, especially when the Traveler's common policy declarations reveals that 8-plexes represent only 23 percent of the assets covered. As a reminder, the five-month Traveler's premium total is about \$4180.50 (annual premium total is \$9960).

Coming from a family of several insurance agents and number-crunchers, I happen to have some idea of how insurance policies are constructed and weighted to assess a premium. Under the Traveler's policy, the four 8-plexes comprise \$2,200,000 in coverage-protected assets and the ten 4-plex buildings portion is \$7,200,000 (77%). After analyzing and re-analyzing the spreadsheet numbers, I must inquire how the four 8-plex buildings are responsible for \$4459.20 of the \$9960 policy.

Because my time was limited today, I was only able to take a deep look into the insurance category. But, I suspect that perhaps some of the other categories may not reflect the true total of what all of our buildings should be costing the HOA. Please take another look at the numbers, because at first glance it appears that four 8-plex buildings are paying almost half of the yard/snow category (\$4977.80 in five months). The 4-plex

share is \$6222.30 for ten buildings under the same five months. Hmm...

Does anything seem a bit off about these numbers? Considering the total area of the four 8-plex buildings is approximately 25 percent of Legacy Cove HOA, the weight of assessment requires further attention. Another way of understanding this would be to consider that ten 4-plex buildings comprise three quarters of the overall HOA property land mass, yet 8-plex residents in four buildings pay nearly half of the yard/snow costs. Also, consider that the overall footprint area dimensions of the ten 4-plexes is roughly 10% larger. More building generally translates to increased yard/snow maintenance costs.

The spreadsheet is quite valuable and very well done. Best of all, it exposes the source of some of our 4-plex vs. 8-plex misconceptions and how individual building configurations may be properly or improperly measured for assessment.

Again, please review the numbers and provide your perception of how we can improve our weighted assessment practices. Thank you.

Best,

Davon Ebert
LCCA HOAP