

**Legacy Ridge Condominium Association of Colorado Springs**  
**Board of Directors Meeting Minutes**  
**February 15, 2021**

---

The Legacy Ridge Special Board of Directors meeting was held via a web conference service. The meeting was called to order at 10:05 a.m. An executive session was convened at 10:06 a.m. Present were:

Jason Shaink	Vice President
Christy Nickels	Secretary
Richard Holcomb	Director at Large
Darren Burns	Property Manager

<i>Absent: Wendy Card</i>	<i>Treasurer</i>
<i>Vacant</i>	<i>President</i>

The Board discussed recent correspondence with what could be considered threats of potential litigation from an Owner in the Community and the potential effects on the insurance renewal and possible ways to help prevent future litigation with said owner.

The executive session was adjourned at 11:20 a.m. The regular meeting was reconvened at 11:21 a.m. The Board discussed two renewal proposals for the insurance.

Farmers Insurance for Property and Traveler's Insurance for D&O Coverage. Just over \$37,000 combined annual premiums. Traveler's has stated that any claims involving Jacqueline Armendariz will be automatically excluded from coverage and all other claims will have a \$25,000 deductible because of recent incidents on the loss history.

American Family – Full Coverage with D&O included just over \$33,000. Based on the loss history provided by Traveler's Insurance, AmFam will extend D&O coverage with a \$1,000 deductible, but will exclude any discrimination claims.

The Board unanimously voted to retain AmFam for the next policy year.

Darren noted that Susan Murff had resigned due to selling her home and moving.

The Board chose [www.legacyridgecos.com](http://www.legacyridgecos.com) as the new community website address and Darren said a workable first version will be up and running this week. The site will be available to all owners, resident and the public, including potential buyers and will primarily be purposed for disseminating information and taking input and requests for maintenance, etc. Total cost to build was \$595 and annual cost to maintain will be \$225 (includes design changes, domain renewal and server storage). Z&R will admin the site at no extra cost.

There being no further business, the meeting was adjourned at 11:36 a.m.

  
\_\_\_\_\_  
Darren H. Burns  
Property Manager