

Woodrun V Community Association

Board Meeting – December 17, 2025, 1:23 pm

MST

Woodrun V, Snowmass Village, Colorado

-Minutes-

Steve Bernstein, Bo Hyde, Mike Brizel, Donna Baker, Candace Chemtob, Tom Marriott, and Lawrence Kaplan are board members present via Zoom. Owners present: Nancy Boulden, Julianne Beckerman, Deb Marriott, Jeff Petersmeyer, and Jean Tucker.

Staff members present include Kipling Gomez, Sherill Olson, and Misty Richardson.

Call to Order

The meeting was called to order at 1:23 pm MT by Kipling Gomez

2.0 Minutes

The board unanimously approved the board minutes of the September and October board meetings.

2.1 Normal Business:

Nominations were announced for board president. Lawrence Kaplan nominated Steve Bernstein for the board presidency. There were no more nominations. Mike Brizel 2nd the nomination. All board members were unanimously in favor. Nominations were announced for vice president of the board. Lawrence Kaplan nominated Mike Brizel for board vice presidency. Donna Baker 2nd the nomination. All board members were unanimously in favor. Nominations were announced for the board's Secretary position. Mike Brizel nominated Kip Gomez as secretary. Lawrence Kaplan 2nd the nomination. All board members were unanimously in favor.

Erik Exley from Acrisure Insurance gave a brief presentation on 2026 insurance. Erik went over the estimated premium and comparison chart. We now have the \$25m proposed premium lead proposal with full limits. Acrisure was able to structure the initial \$25m layer. One board member asked about the Directors & Officers liability and why it increased. Acrisure mentioned that the increase was due to open claims. Erik broke down the liability coverage summary and the deductible changes. Erik was able to eliminate the separate wildfire deductible and decrease the wind/hail deductible to 1%. Erik went through 170 carriers this year, which includes admitted and excess. Erik broke out the marketing recap by carrier, showing percentages of declines. For example, 38% declined due to wildfire exposure. A question was raised about whether the rental program affected insurance premiums. Erik mentioned that only 6 carriers declined coverage because of the short-term rental program.

The meeting was adjourned at 1:40 PM.

