

## **Board Meeting Remarks**

As spring is coming in, I wanted to take a moment to share a few thoughts.

We have a wonderful community here in Cherington. But the world around us is changing. We have a new community being built at our back door which is and will continue to bring much more traffic and more people to our area. Unfortunately with that comes more crime. And sadly it is all around us. Please stay vigilant and if you see something that doesn't look right, say something. Reach out to Glenn at [gloveland@abarisrealty.com](mailto:gloveland@abarisrealty.com) or the Board at [board@cherington.org](mailto:board@cherington.org).

Our Board works very hard on the many issues and projects in our community. We have an amazing cross section of people on our Board who bring a variety of experience to the table from legal, to high end wealth management, to military, to business ownership and all of us with years of community and association experience. We welcome all questions, comments and suggestions, always. But I ask you to remember, we are not the enemy. This is a volunteer job. We are not paid. We do what we do to help Cherington always with our main goal in mind of doing what is best for the community as a whole. Now and for the future. There are no personal agendas. We are all an equal part of this community with the same voice and vote. We are all in this together.

Right now, we have a very sensitive issue that we are ALL facing with the required removal of grills/fire pits/heaters, things that produce a flame, needing to be removed from our decks. I want to give you all a quick summary of how we have arrived at what we are facing right now. I ask that you please hold all comments and questions until after we finish our regular Board business when we will open up the floor for you.

Over time, much longer than the current Board has been in place, and due to circumstances beyond anyone's control, things have happened that caused many claims to be made against our Master Insurance policy. As we are all aware, last year there was a house fire that again resulted in a claim and that crossed the where our policy was not renewed. I want to be clear that this was due to an accumulation of claims over time and not due to one incident. It is very likely we would have faced this issue again in the near future but this last claim was the tip of the iceberg. As soon as we became aware of the need to look for a new Master policy, that effort was made. After much leg work by our Board along with Abaris and our insurance broker, Western American was the only carrier that would write a policy for us and their restrictions were that any flame producing equipment must be removed from decks/patios/balconies. We put in a lot of time to make sure that their language was very clear as to their restrictions and then turned it over to our legal counsel to craft our rules to coincide with the new policy.

This was not a matter of fire codes or laws. To further explain, we were created in our documents as a Condo Association and not as a Homeowners Association.

There are very different rules and codes that apply to each of these different types of associations. We explored the possibility of converting to a Homeowners association however the cost is enormous. Possibly into 6 figures. This cost is not something that can be covered by reserves and so would then be the responsibility of every homeowner out of pocket either via assessment or a significant increase in monthly fees. The Board felt it was not a prudent financial consideration at this time.

We also investigated a Rider or subrogated policy however this was not financially prudent either as the premium cost of that type of policy, if someone would write it and if our Master policy carrier would accept it, together with our Master Policy premium would be more than our premium now. We felt there were too many ifs to keep exploring this option at present.

What I want everyone to understand is that taking on these kinds of things is the Boards responsibility. It's why Boards exist. If there is something we are required to bring to the community for opinion or vote, we have always done that properly.

If, in 2 to 3 years our claims record improves, there is a chance we can pursue a lowering of our premium and a consideration of the restrictions. And so this is where we are. We have made every effort as always to be thorough and do what is best for our community as a whole. I hope this explanation helps clarify some of the questions we have received. I ask again that you please hold your questions right now and we will come back to this issue when we open the floor after we finish the rest of the meeting.

Finally, effective, June 1<sup>st</sup>, we will be losing one of our valued Board members Adrienne Rulnick due to her and her husband relocating to another community nearby. Adrienne has served this community well and has been a valued voice in her time on our Board. The Rulnicks are Cherington OG's and have been a big part of our community since the beginning. We will miss her and we wish Adrienne and Arthur all the best in their new home.

To that end, you should have received a communication asking all homeowners to let us know if they have interest in being appointed to fill this Board seat. It is open to all owners and we ask that if you have interest, please email Glenn Loveland at [gloveland@abarisrealty.com](mailto:gloveland@abarisrealty.com) and include any background about yourself or prior community association experience you have had that would be beneficial to our consideration process and our community. We ask that you submit to Glenn by the end of the day on Friday, May 10, 2024.