

1. Exhibit I 9 20 25 Minutes

Minutes for a Board Meeting of the Tara Condominiums Association September 20, 2025, at 2:00 PM

The Tara Condominiums Association held a Board Meeting on Saturday, September 20, 2025 at 2:00 PM in the COA meeting room at 11132 W California Ave, Ste E, Youngtown, AZ 85363.

The meeting was called to order at 2:00 PM by Mark Gottmann, Chairperson.

A quorum was established with 4 Board members present; Stephanie Buschart, Mark Gottmann, Dennis Anderson, and Tricia Spacek.

Unit Owners present: Stephanie Buschart, Mark Gottmann, Dennis Anderson, Edith Faber, Setsuko Brown, Mildred Edwards, Robert Kreuter, Doug McKeever, Mary Scheller, Gerry Ellen Sleeth, Joe Wheeler, Ronni Woolgar, Craig Steffen, LuAnn Dumont, Dave Farley, Deborah Sue Nihei, Lisa Marx, Renee Snow, Mary Lerma, Rebert Weekley, Cynthia Fullen, Tricia Spacek.

Agenda: approval of July 30 Board Meeting Minutes, approval of August 7 Insurance Board Meeting minutes. appoint Dave Farley to Tara Board, approval of plan to present to members the amendments to the CC&R's to require Residential Unit Owners obtain property insurance on their Residential Unit and the improvements and betterments installed in their Residential Unit, approval of Travis Law Firm invoice, approve plan to use the Sun City COA to count budget and Board Member Election ballots, approval of Nelson Weed and Pest estimate.

Motion to approve the July 30, 2025 Tara Board Meeting Minutes as written and dispersed.

Moved by: Mark Gottmann Seconded by: Dennis Anderson

Vote: Yes: 4 No: 0 Abstain: 0 Motion carried

Motion to approve the August 7, 2025 Tara Insurance Board Meeting as written and dispersed.

Moved by: Mark Gottmann Seconded by: Dennis Anderson

Vote: Yes: 4 No: 0 Abstain: 0 Motion carried

Motion to appoint Dave Farley to the Tara Board of Management to serve for the remainder of 2025.

Moved by: Mark Gottmann Seconded by: Stephanie Buschart

Vote: Yes: 4 No: 0 Abstain: 0 Motion carried

Our Master Insurance Policy premium over the past 3 years has gone from \$13,600, to \$53,000 to \$86,000 this year. That is unsustainable.

We have been pursuing 3 possible options:

1. Do nothing and continue to pay the very expensive Master Policy, which would require us to increase the monthly assessment by \$60 or more per month.
2. Amend our CC&R's and submit to the members for approval to require members to obtain property insurance for their Unit.
3. Get the members to agree to implement the pig-tail solution in their units to enable the Association to obtain a 50% lower premium Master Policy. We would not need to increase our monthly assessment at this time.

At our Insurance Board meeting on August 7, the most popular option was #3. The insurance carrier has subsequently informed us that we would need 100% compliance with pig-tailing of the units, not the 50% presented by the insurance broker at the meeting. As a result, option #3 is not obtainable.

We need to as a community go with amending our CC&R's to require members to obtain property insurance for their individual Residential Unit. Tara will no longer insure the buildings for damage repair. Tara will continue to be responsible for normal maintenance of the exterior of the buildings (painting and roof replacement). Tara will continue to insure the common areas, and the other insurances included in a traditional Master Policy.

This option would not require Tara to increase the monthly assessment.

If amending the CC&R's is not approved by the members, we are left with option 1, which means we will have to increase our monthly assessment by \$60 in the short term. The premiums will potentially continue to increase requiring us to further increase the monthly assessment or we may become uninsurable as an Association.

The successful rollout of this benefits the entire community. Dozens of Condo Associations in Sun City have already implemented this change to their CC&R's.

Presentation by Mark Regas Chairman of Palmcade Association. His association completed the transition to require members to insure their entire unit inside and out. They are located 1 street east of us on Santa Fe Dr.

“Our insurance company, American Family, informed us that they would not renew our Master Policy. We were not able to find coverage. We used several brokers, and a

retired broker in our community to no avail. We did not want to do this but we had no alternative. This is happening all over the country not just Sun City.

Our association was able to reduce our insurance costs and our members were able to find insurance at reasonable rates to cover their entire unit.

Some carriers would not cover but there are others who will. Make sure you ask for replacement value not cash value and that the carrier knows you have aluminum wiring. We found a very helpful broker (Andrew Montoya) that will be included in the packet sent out to you.

Unit owners are responsible for their entire unit inside and out. Our association is responsible for painting and long-term roof replacement. We are considering a small monthly assessment reduction but we do not have proper reserve funds as of today. Some of the savings will need to go to building up reserves and pay increased operational expenses (APS proposed increase of 13.9% and a proposed EPCOR water increase).

The very large increases in Master Policy premiums is not affordable. We save money in the long term by amending the CC&R's. We had to do a \$515 one-time assessment last year to cover the increased insurance premium.

We used Tavis Law and were very happy with the process. Unit owners were asked to provide their insurance declaration to the Association. Unit owners may be personally sued if they do not have coverage for an issue in their unit that damages a neighboring unit.

This was something that we did not want to do but we had no choice. I am relieved that it is done. We have several unit owners on fixed income. If they have a mortgage and an escrow account, find out if the escrow server can take the insurance increase out of their escrow account (paying the increase back over many months).

The Association is responsible for sewer and water lines in the common areas. The unit owner is responsible for the lines in or under their unit.

Monthly cost of the unit owners premium increase of \$20 or so is less than the \$60 plus increase to the monthly assessment required if the amended CC&R's is voted down.

If damage occurs to multiple units and the unit owners have different carriers, the insurance adjusters should resolve the issues that may arise.

Nobody wants to do this but it comes to a point where you do not have a choice. It is happening all across the country. There is nothing you can do about it."

Thank you Mark for your insights.

Motion to approve the plan to present the Amended CC&R's that will require Residential Unit Owners to obtain property insurance on their Residential Unit and the improvements and betterments installed in their Residential Unit to the members for a vote.

Moved by: Mark Gottmann Seconded by: Dennis Anderson

Vote: Yes: 5 No: 0 Abstain: 0 Motion carried

Packets to be distributed Monday or Tuesday of next week including a list of insurance agents.

We will not be able to reduce our monthly assessment in the coming year because we had to use reserve funds to pay the increased insurance premiums the past year. We may be able to look at that in the future.

Motion to engage the Sun City COA to count the ballots for the 2026 budget and Board of Director elections.

Moved by: Mark Gottmann Seconded by: Dennis Anderson

Vote: Yes: 5 No: 0 Abstain: 0 Motion carried

Motion to approve the payment of the August 27 2025 invoice in the amount of \$1,950 from the Travis Law Firm.

Moved by: Mark Gottmann Seconded by: Dennis Anderson

Vote: Yes: 5 No: 0 Abstain: 0 Motion carried

Motion to accept the estimate for weed control from Nelson Weed & Pest, Inc for the September 2025 through June 2026 time period.

Moved by: Mark Gottmann Seconded by: Dennis Anderson

Vote: Yes: 5 No: 0 Abstain: 0 Motion carried

Open Discussion:

1 member stated that it was not legal to move from our current Master Policy plus HO6 condo policies to the HO3 homeowner Policies.

Motion to adjourn the meeting at 3:01 PM

Moved by: Mark Gottmann Seconded by: Dennis Anderson

Vote: Yes: 5 No: 0 Abstain: 0

Motion Carried. We are adjourned

Submitted by: Mark Gottmann
Secretary

Vote to approve Minutes: Yes: _____ No: _____ Abstain: _____