

## **General Membership Meeting Minutes – March 15, 2025**

**Meeting:** Convened at 10:00 am by President Mike Aspenson, who then led the group in the Pledge of Allegiance followed by a review of the agenda. The focus of the day's meeting was on insurance. Future General Membership meetings are as follows:

- May 10: HOA Legal and Legislature
- July 12: NEPCO HOA Feedback Session
- September 13: Transportation Priorities
- November 15: County Commissioners

### **Attendees:**

#### **NEPCO Board:**

President: Mike Aspenson, Vista Clara Villas HOA  
Vice President: Bob Swedenburg, Gleneagle North HOA  
Treasurer: Mike Pipkins, Cherry Creek Crossing POA  
Director Membership: Larry Oliver, GCA  
Member at Large: Harold Larson, Heights POA  
Director Community Outreach: Dave Betzler, WIA  
Board Observer: Bill Crimmel, Sun Mesa TOA  
Board Observer: Debbie Rusch, Elk Creek Ranches HOA (not present)  
Chair, Wildfire Preparedness Committee: Beth Lonnquist, Red Rock Ranch HOA

#### **Guest Speakers:**

Jason Lapham, Colorado Deputy Commissioner for Property and Casualty Insurance  
Rob Soucek, Local Insurance Broker/Agent  
Jonathan Bradley, Monument Fire District Division Chief for Community Risk Reduction  
Sean Saw, President, Tri-Lakes Preservation, Inc. (TPI)

#### **Special Guests:**

Mitch LaKind, Monument Mayor and Steve King, Monument Mayor Pro Tem

**HOA's:** 18 HOAs were represented

### **Business Meeting:**

Bob Swedenburg showed the members a hard copy of a new digital map produced by Jonathan Bradley of the Monument Fire District. The map highlights HOAs and their boundaries. Bob asked HOA members to review the map and add their association's name and property outline if they were not on it. He also made a request for a volunteer from NEPCO members to work with Jonathan Bradley and lead the NEPCO effort to update the map with HOAs and identify other data sources that might be useful for NEPCO to have available as alternative layers on the map. The digital map will be available on the NEPCO website when completed.

Mike Aspenson recognized the Woodmoor Improvement Association and thanked them for providing space for the bi-monthly NEPCO member meetings and the monthly NEPCO Board meetings at no charge. He also recognized new member Greenland Preserve HOA.

Mike Aspenson provided a short status update on the NEPCO website. The new website is accessible now at [nepco.org](http://nepco.org), and will be fully functional by April 1.

Mike Pipkins provided an overview of NEPCO finances and budget. As of March 15, NEPCO has \$4,205.32 in ENT FCU checking and savings accounts. The CY 2025 budget is \$2,336. Mike stated that the large cost items are still to be paid. He also noted that nine HOAs had not yet paid their 2025 dues.

Beth Lonnquist provided information the Monument Community Connect system. Community Connect is a free, secure, and easy to use platform that allows you to share critical information about your household that will aid first responders and emergency response personnel when responding to your residence. More information can be found at <https://www.monumentfire.org/community-connect>

**Guest Speakers** (Note: speaker presentations will be posted on the NEPCO website – [nepco.org](http://nepco.org)):

Jason Lapham from the Colorado Department of Insurance (DOI) ([jason.lapham@state.co.us](mailto:jason.lapham@state.co.us)) briefed on “Homeowners Insurance Challenges and Opportunities.” Primary drivers for insurance premium rates in Colorado are hail storms and wildfires. Frequency and severity of those events coupled with the trend toward increased density of homes and the dramatic increase in reconstruction costs (labor and materials) have resulted in the rapid increase in premiums. He discussed the use of reinsurance companies in supporting smaller companies to provide some stability in the property insurance market. DOI has a “Toolkit for Homeowners and HOAs on Insurance” on their website ([doi.colorado.gov](http://doi.colorado.gov)).

Jason provided examples of laws and bills providing some relief. (Note: The information below is based on Jason’s comments and information available on the Colorado Capitol Watch website – <https://www.coloradocapitolwatch.com>)

HB23-1174 Homeowner's Insurance Underinsurance. Increases transparency and ensures homeowners have adequate resources in the event of a natural disaster. It requires certain reports related to the cost of rebuilding a home in the event of a total loss, increases the notice requirement before an insurer can cancel or refuse to renew a homeowner's insurance policy, and creates guaranteed replacement cost coverage in homeowner's insurance.

HB23-1288 established the Fair Access to Insurance Requirements (FAIR) Plan, which provides property insurance coverage for homeowners and businesses when coverage is unavailable through traditional means. The legislation set up the FAIR Plan Association to provide property insurance coverage, including commercial property insurance, when such coverage is not otherwise available in Colorado. This plan will launch in the second quarter of 2025.

HB24-1108 requires the Department of Insurance to conduct a market study for property and casualty insurance policies. The study must consider current market conditions, and provide recommendations regarding potential measures and programs to ensure the long-term sustainability and availability of property and casualty insurance policies issued to associations and owners. The DOI commissioner may contract with a third party to conduct the study. The commissioner and any third party will engage with and seek input from insurers, consumer groups, and other interested parties. The DOI and any third-party contractor may not disclose trade secrets or confidential or proprietary information.

HB25-1182 sets requirements for insurers underwriting homeowners and other property insurance policies that use wildfire risk models, catastrophe models, or a combination of these models, or scoring methods. Insurers must share certain information about the models they use with the commissioner of insurance and the public. This ensures transparency regarding the methodologies insurers apply in determining risk and setting premiums. The bill requires that specific activities related to wildfire risks and potential catastrophes must be included in the models used by insurers. This might involve considering factors such as local wildfire history, proximity to fire-prone areas, or mitigation efforts in place. Insurers are required

to notify policyholders about the specific wildfire risk models or scoring methods being used to determine their insurance premiums or eligibility. This ensures that policyholders are aware of the factors affecting their coverage.

HB25-1362 was just introduced on March 14. The bill creates two enterprises in the Division of Insurance. The bill creates the Strengthen Colorado Homes Enterprise, which is a state-owned business that imposes and collects a fee from insurance companies, including the FAIR plan association, that offer homeowner's insurance policies in Colorado, which fee is equal to 1.5% of the dollar amount of the premiums that the insurer collects from homeowners for issuing homeowner's insurance policies. With the insurer fee revenue, the Strengthen Homes Enterprise board administers a grant program to strengthen homes against the risk of future damage claims caused by high winds, wildfire, hail, and other extreme weather events by allowing a homeowner to use grant money to upgrade their roof system with certain resilient roof materials. By paying the insurer fee to support the grant program to retrofit homes with resilient roofs, insurers reduce their overall risk in the market due to hail and other extreme weather events. The bill also creates the Wildfire Catastrophe Reinsurance Enterprise, which is a state-owned business implementing and administering the wildfire catastrophe reinsurance program. The reinsurance program makes reinsurance payments to insurers that offer homeowner's insurance on properties located in the state to partially mitigate losses in the event of a state or federally declared wildfire-related disaster. The purpose of the reinsurance program is to stabilize the homeowner's insurance market in the state and to attract and retain homeowner's insurers. In exchange for access to the reinsurance program, the reinsurance program requires insurers to sell homeowner's insurance in areas of the state that are at high risk for wildfires.

Rob Soucek is a local insurance broker and agent. He stated the reasons for insurance premiums rising dramatically are based on increased labor and material costs. From 2020 to 2024, premiums have increased about 70% and can expect to continue to rise about 15% per year. Premium increases are also impacted by the loss of available insurers, and risk reduction efforts by remaining insurers which also can lead to non-renewal of policies. He strongly suggested the need for those seeking policies to shop around, and mitigate properties to reduce the potential for wildfire and hail damage claims. He asked all homeowners to ensure they are fully insured and to review their policies annually.

Jonathan Bradley provided a comprehensive fire awareness and mitigation briefing at the January NEPCO General Membership meeting. He made only one statement today: Our concept of vegetation mitigation may not match his. He is willing to help all local residents and to contact him if they have questions.

Sean Saw, President of TPI, gave an update on the Buc-ee's situation on the southwest corner of I-25 and County Line Road, and asked for continued support. Excessive and unsustainable water usage is the primary concern for TPI, with traffic and potential crime of concern as well.

**Closing:** President Aspenson thanked the speakers for their presentations, and voiced appreciation for the attentiveness and active participation of HOA members.

**Meeting Adjourned:** 12:07pm

**Next General Membership Meeting:** May 10, 2025 at 10am

**Submitted by:** Bill Crimmel (Board Observer and Acting Secretary)

**Approved by:** Mike Aspenson, President