

Iowa HOA Summit
Building Better Communities
Hosted by CAI – Heartland Chapter

Executive Director Cathy Roth-Johnson







515 EXTERIORS

Owners Nick Wilkins and Christopher Smith

NICK WILKINS

Coe College class of 2005 with
BA in Economics and Business
Administration while playing
basketball.

Pella Windows for over 16 years
as a window specialist and sales
representative.



CHRISTOPHER SMITH

University of Iowa 2014 BA in
Economics.

Residential and commercial
construction - since high school

Independent Insurance Field
Adjuster and Claims Team Lead in
corporate insurance for 8 years.



HOA BUILDING EXTERIORS

Maintenance

Problem Areas

HOA Capital Project Lessons

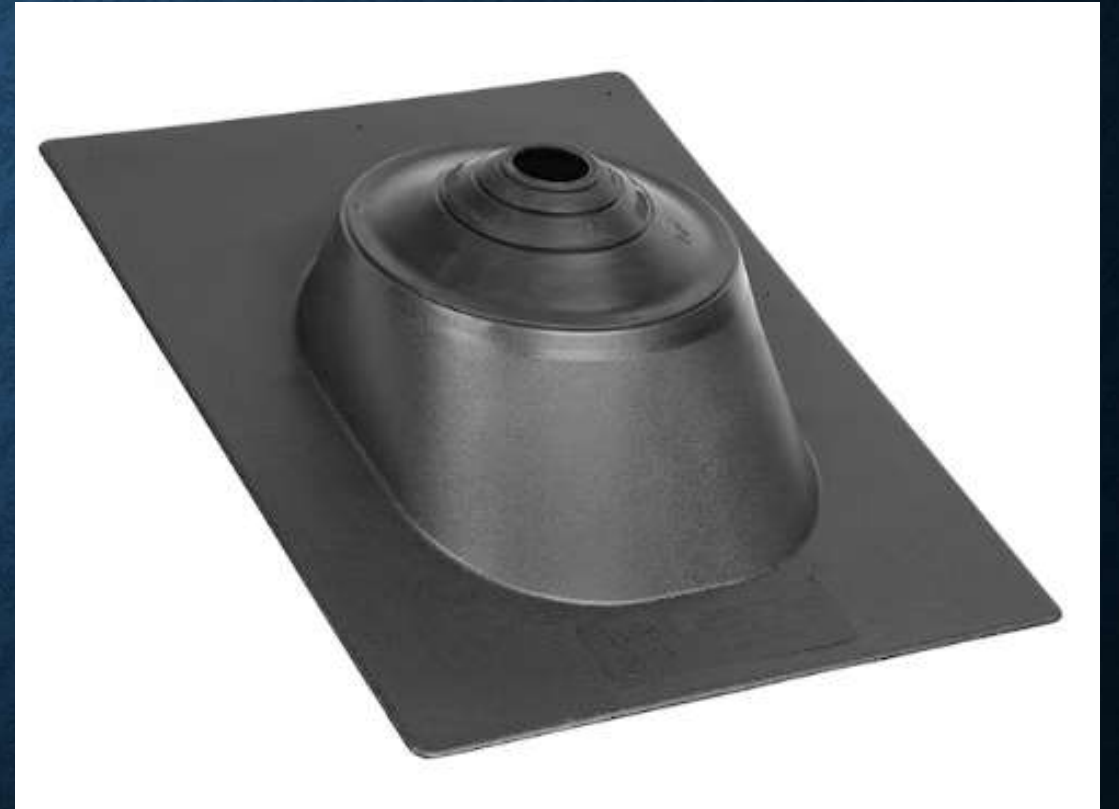
MAINTENANCE: BOX VENTS



MAINTENANCE: BOX VENTS



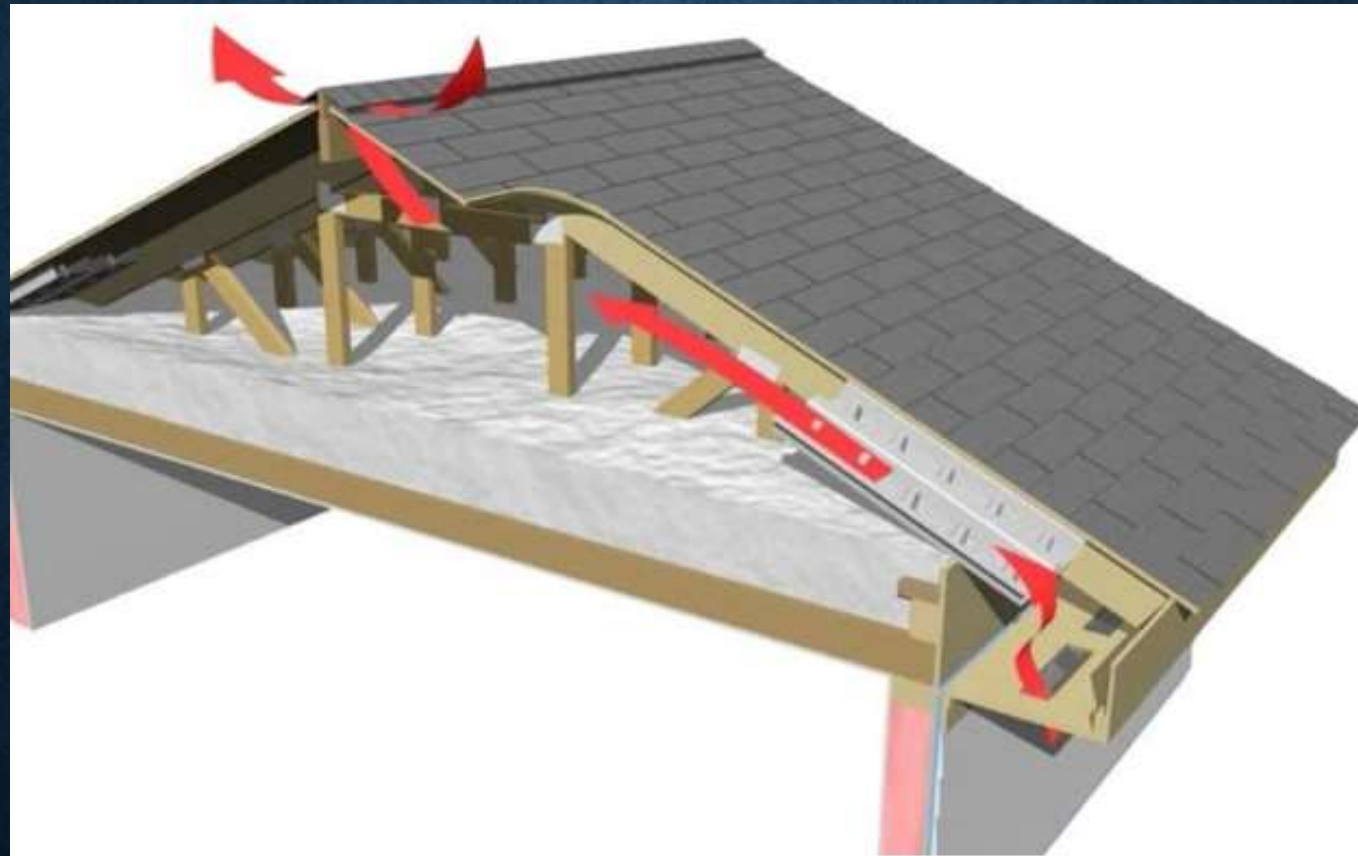
MAINTENANCE: PIPE BOOTS



MAINTENANCE: PIPE BOOTS



MAINTENANCE: BAFFLES



MAINTENANCE: BAFFLES



MAINTENANCE: BAFFLES



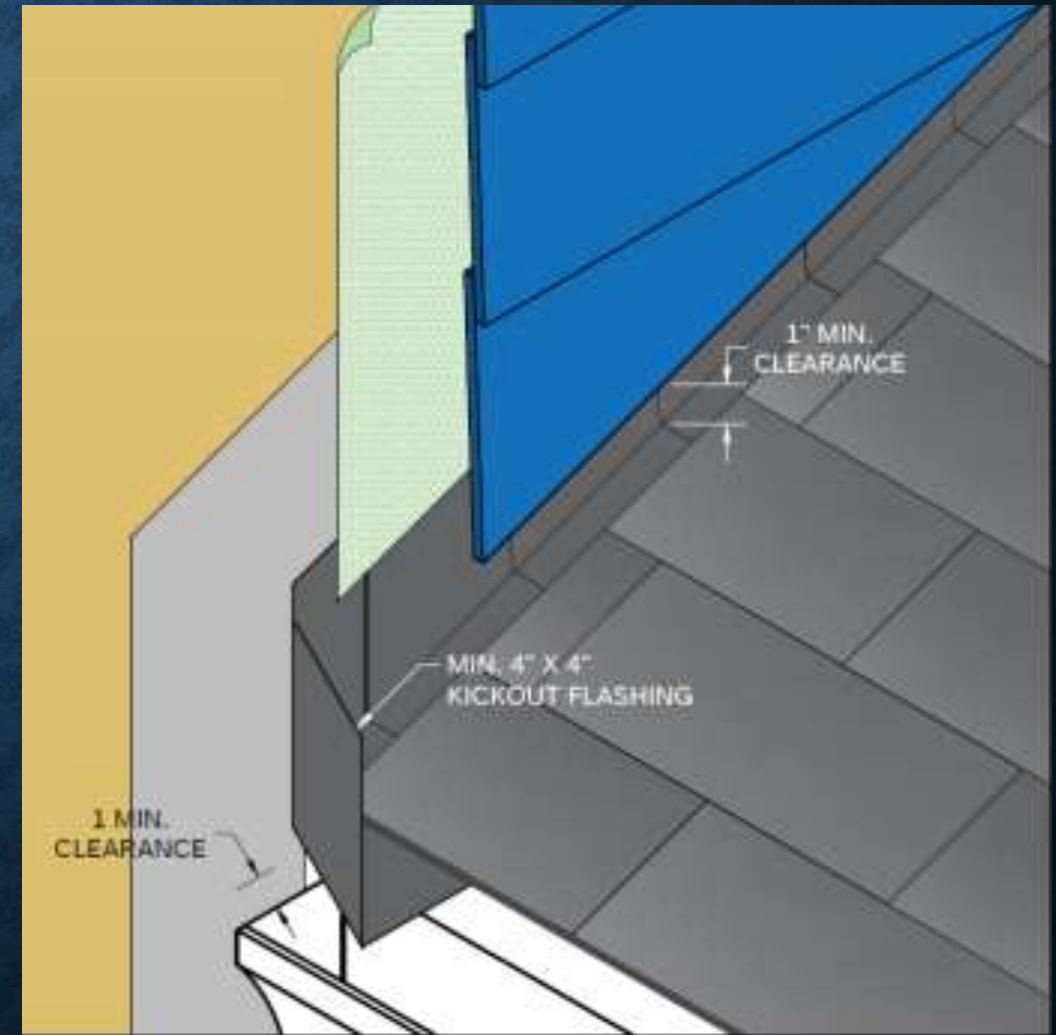
MAINTENANCE: GUTTERS



MAINTENANCE: DRAIN TILES



PROBLEM AREA: KICKOUT FLASHINGS



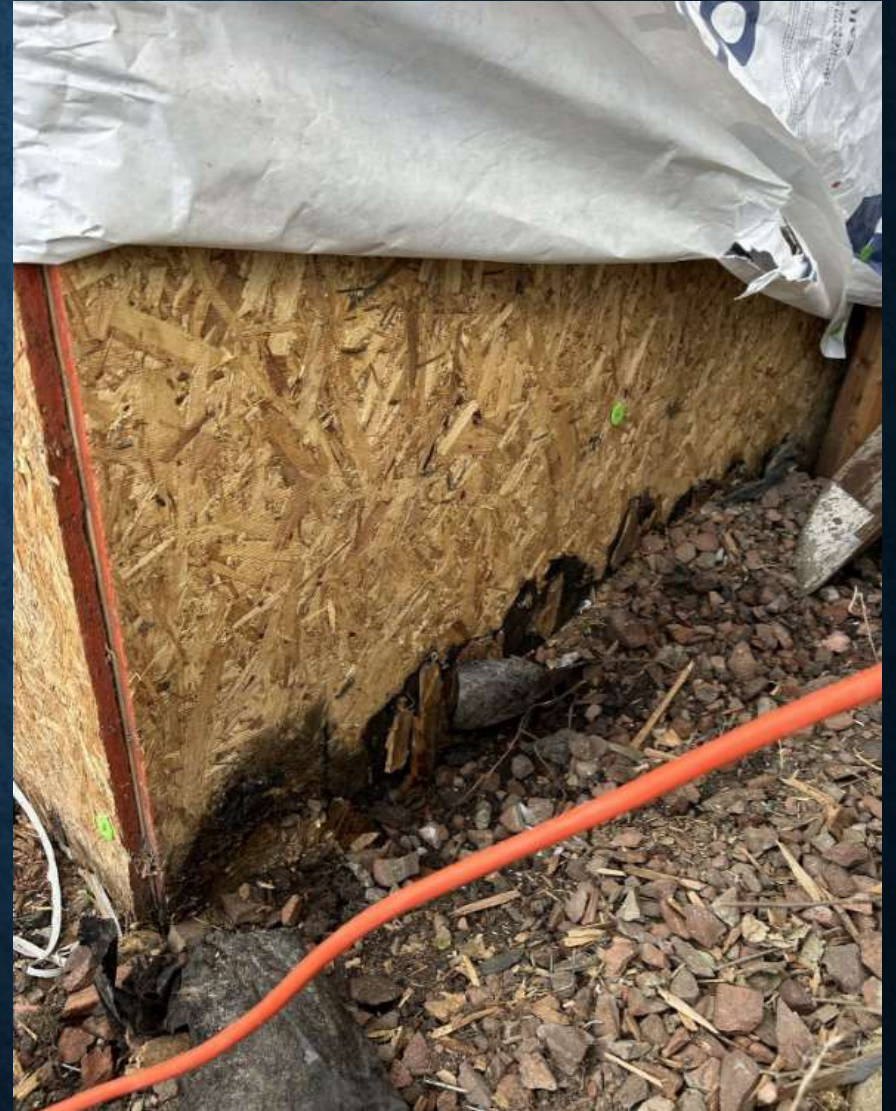
PROBLEM AREA: KICKOUT FLASHINGS



PROBLEM AREA: KICKOUT FLASHINGS



PROBLEM AREA: LANDSCAPING



PROBLEM AREA: RETURN AND HEADWALLS



PROBLEM AREA: RETURN AND HEADWALLS



PROBLEM AREA: HEADERS



PROBLEM AREA: HEADERS



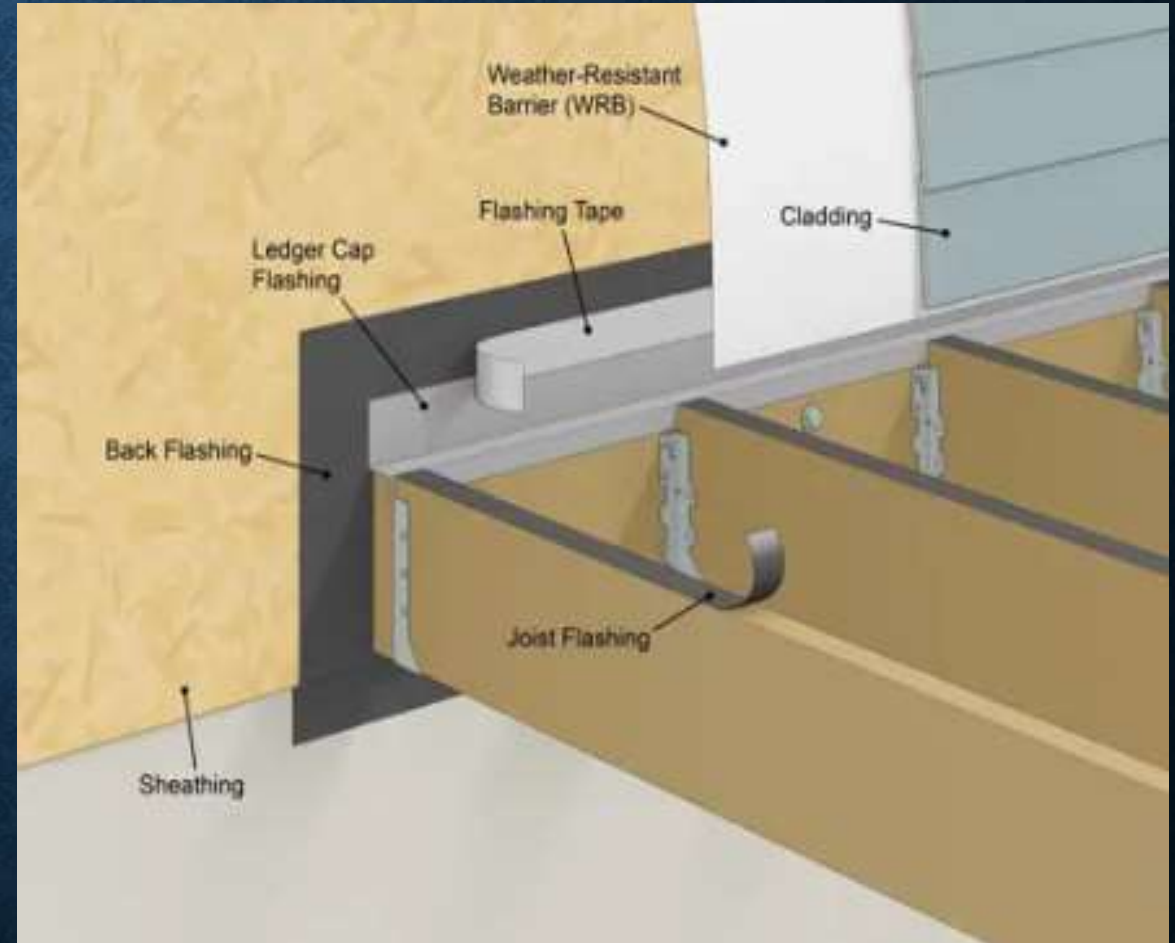
PROBLEM AREA: HEADERS



PROBLEM AREA: DECKS



PROBLEM AREA: DECKS



PROBLEM AREA: DECKS



PROBLEM AREA: WINDOWS



PROBLEM AREA: WINDOWS



HOA CAPITAL PROJECT LESSONS

- **First 20% of the project is a learning curve. Go Slow, Learn & Adjust!**
- **Be flexible and EXPECT process changes.**
- **REGULAR COMMUNICATION with members is essential. Expect a large percentage of members to not read communications.**
- **CHEAPER NOW is almost always - MORE EXPENSIVE LATER.**

HOA CAPITAL PROJECT LESSONS

- **Deferring maintenance always adds to project costs!**
- **Speed and quality are inversely related.**
- **Set reasonable expectations. Large projects will take time & strong Board & Management leadership. Start planning years in advance!**
- **Trust between the HOA Leaders, Property Manager, and Contractor is non-negotiable.**

SPECIAL THANKS



**Please scan this QR code
to ask me questions or
provide feedback directly!**



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On a scale of 1 to 5 with 1 being minimal and 5 being significant, how much have the following issues negatively impacted your community association clients?

	1	2	3	4	5
Lack of sufficient reserve funds	21%	10%	22%	25%	21%
Increased requirements for building, balcony, and/or parking garage inspections and/or reporting	40%	17%	17%	16%	11%
Increase requirements for collection of unpaid assessments	34%	21%	21%	14%	10%
Increased number of accessory dwelling units (ADUs) in the community	70%	15%	11%	3%	1%
Limitations on board member authority to make decisions	45%	21%	18%	11%	5%
Increased need for owner approval of certain actions	38%	20%	22%	12%	8%
Increased insurance premiums	2%	3%	7%	17%	71%
Increased requirements for reserve studies	29%	17%	24%	16%	14%
Increased need for electric vehicle (EV) charging stations	40%	23%	21%	9%	6%
Increased requirements for sustainability efforts (e.g., water/energy conservation, solar, etc.)	41%	25%	20%	10%	5%
Increased number of lawsuits by owners challenging board decisions	35%	19%	17%	16%	12%

Insurance Market Update

Donovan Day, Kingsgate Insurance



- **Property Insurance**
 - **Past, Present & Future**
 - **2025 Property Rates Peaked**
 - **2026 Property Market Softening?**
- **2025 Underwriting Guidelines**
 - **New Restrictions**
 - **Carriers with Capacity Issues**
 - **Fannie/Freddie Increase Scrutiny – 6/1/2024**
 - **Ordinance & Law Coverages**
 - **Crime Coverages**

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Insurance Market Update

Tim Ford State Farm



STATE FARM® INSURANCE AGENT

Tim Ford

- **2-5% Wind/Hail Deductibles**
 - **Per Building Basis**
 - **Increase Reserve Funds**
- **Roofs & Exterior Surfaces**
 - **Cosmetic exclusions**
 - **ACV limitations (instead of RC)**
- **Loss Assessment Coverage**
 - **Pays for Insured Loss & Liability**
 - **Special Assessments**

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Insurance Market Update

Rich Bales, The Avanti Group



- **Work Comp**
 - **Protect Association – Check Vendors**
- **Hired & Non-Owned Auto**
 - **Vendors Leasing Equipment for HOA**
- **Directors & Officers Coverage**
 - **Ignoring the Governing Docs**
 - **Board Puts Self-Interest over Duty**
 - **Misunderstanding Role of Board**
 - **Breach of Contract**
 - **Failure to Act**
 - **Negligence or Mismanagement**

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Insurance Market Update

Questions?



STATE FARM® INSURANCE AGENT
Tim Ford



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Insurance Market Update

Please take the survey



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Trade Show Floor is Now Open!

