

# **INSURANCE REVIEW RENEWAL**

**PREPARED FOR:**

**Woodmoor Improvement Association**

**PRESENTED BY:**

**Six & Geving Insurance, Inc**

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This presentation is designed to give you an overview of the insurance coverages we recommend for your company. It is meant only as a general understanding of your insurance needs and should not be construed as a legal interpretation of the insurance policies that will be written for you. Please refer to your specific insurance contracts for details on coverages, conditions and exclusions.

**INSURANCE PROGRAM**

**FOR**

**WOODMOOR IMPROVEMENT  
ASSOCIATION**

**PROVIDED**

**BY**

**PHILADELPHIA INSURANCE COMPANIES**

**AM BEST RATED A+ IX**

**PROPERTY  
GENERAL LIABILITY  
SECURITY OPERATIONS  
BUSINESS AUTO  
CRIME  
EXCESS LIABILITY**

**TRAVELERS INSURANCE**

**AM BEST RATED A+ VX**

**DIRECTORS & OFFICERS LIABILITY**

## LOCATION SCHEDULE

Location Number	Building Number	Location Address (Street, City, County, State, Zip)
001	001	1691 Woodmoor Drive Monument, CO 80132

## COMMERCIAL PROPERTY COVERAGE

Named Insured : Woodmoor Improvement Association  
 Company Name: Philadelphia Insurance Companies  
 Policy Term: 04/01/10 to 04/01/11

Location Number: 001  
 Building Number: 001

<u>Limits</u>	<u>Property Description</u>	<u>Deductible</u>	<u>Co-Ins</u>	<u>Value</u>	<u>Causes of Loss</u>
\$875,000	BUILDING	\$1000	N/A	RC	SPECIAL
\$200,000	CONTENTS	\$1000	N/A	RC	SPECIAL
\$200,000	BI/EE	N/A			

Blanket Building and Contents \$1,075,000  
 Property written on an Agreed Amount Basis

### Additional Coverages and Endorsements:

Pollutant Clean up and Removal	\$25,000
Newly Acquired Property	180 Days
Personal Effects	\$5,000
Property of Others	\$10,000
Property in Transit	\$50,000
Equipment Breakdown	Included
Valuable Papers	\$50,000
Property Off Premises	\$500,000
Outdoor Property	\$50,000
Accounts Receivable	\$100,000
EDP Equipment/Software/Media	\$50,000
Fire Department Service Charge	\$25,000
Lock Replacement	\$1,000
Reward Reimbursement	\$5,000
Inventory and Appraisals	\$5,000
Ordinance or Law	
Undamaged Portion of the Building	Included up to the building limit
Demolition Cost	\$300,000
Increased Cost of Construction	\$300,000
Fine Arts	\$25,000
Spoilage	\$25,000
Back up of Sewers and Drains/Flood limited	\$30,000
Glass	Included in Building Limit
Utility Services(BI & Extra Expense	Coverage extension
Off Premises Power Failure	\$25,000
Employee Dishonesty	\$50,000 with a \$5,000 Deductible
Money and Securities	\$5,000 On/Off Premises

Coverage Excludes Flood and Earthquake

## COMMERCIAL GENERAL LIABILITY COVERAGE

Named Insured: Woodmoor Improvement Association  
Company Name: Philadelphia Insurance Companies  
Policy Term: 04/01/10 to 04/01/11

Coverage Written On:  Occurrence Form

<u>Limits</u>	<u>Coverage Description</u>
\$1,000,000	Each Occurrence - Bodily Injury and Property Damage
\$2,000,000	General Aggregate
\$2,000,000	Products and Completed Operations Aggregate
\$1,000,000	Personal and Advertising Injury
\$100,000	Fire Damage Liability (any one fire)
\$5,000	Medical Expense (any one person)

Includes:

- Premises and Operations
- Products and Completed Operations
- Contractual Liability
- Employees as Additional Insureds
- Broad Form Property Damage Liability
- Host Liquor Liability
- Incidental Medical Malpractice
- Non-Owned Watercraft Liability (under 26 feet)
- Limited Worldwide Products
- Security Operations Including Errors & Omissions Coverage

### Additional Conditions and Endorsements:

Includes coverage for Ponds and Common Areas

### Security Operations:

1. Bodily Injury and Property Damage
2. Assault and Battery for reasonable use of force
3. Personal injury
4. Errors and Omissions
5. Lost Key coverage: \$25,000 sublimit
6. Incidental Medical Malpractice
7. Property in Care Custody and Control

Exclusions: EPLI,, Pollution, Asbestos, Lead,.Fungi/Bacteria, Ice Skating on Ponds,Securities and Financial Interest; Alarm Systems;Canine

## COMMERCIAL AUTOMOBILE COVERAGE

Named Insured: **Woodmoor Improvement Association**  
 Company Name: Philadelphia Insurance Companies  
 Policy Term: 04/01/10 to 04/01/11

<u>Limits</u>	<u>Coverage Description</u>
\$ 1,000,000	Combined Single Limit - Bodily Injury and Property Damage
\$ 1,000,000	Uninsured Motorists
\$ 1,000,000	Underinsured Motorists
\$ 5,000	Medical Payments - Each Person

Physical Damage Coverage (see attached automobile schedule)

Includes:     Non-Owned Auto Liability  
                Hired Auto Liability

## Commercial Automobile Schedule

Veh #	Year	Vehicle Make	Vehicle Model	Serial #	Deductibles	
					Comp	Coll
001	2006	Jeep	Liberty	1J4GL48K36W231882	\$500	\$1,000
002	2004	HMD-Trailer	Smart System	LN2UT08104200941	N/A	
003	2008	Jeep	Liberty	1J8GN28K98W227867	\$500	\$1,000
004	2008	Jeep	Liberty	1J8GN28K98W227868	\$500	\$1,000

## Excess/Umbrella Liability Coverage

Named Insured: **Woodmoor Improvement Association**  
 Company Name: Philadelphia Insurance Companies  
 Policy Term: 04/01/10 to 04/01/11

COVERAGE	LIMIT	PER
Limit of Liability	\$5,000,000	Each Occurrence
	\$5,000,000	Annual Aggregate
Self Insured Retention	\$10,000	

### Underlying Insurance Information:

Auto Liability	\$	1,000,000	Combined Single Limit
General Liability	\$	1,000,000	Each Occurrence
	\$	2,000,000	General Aggregate
	\$	1,000,000	Products Aggregate
	\$	1,000,000	Personal Injury
	\$	100,000	Fire Damage
	\$	5,000	Medical Expense
Employers Liability	\$	500,000	Each Accident
	\$	500,000	Disease Policy Limit
	\$	500,000	Disease Each Employee

### Key Policy Exclusions/Features:

**Exclusions: Pollution, Asbestos, Lead, Skating on Ponds, Fungi/Bacteria, Directors and Officers Liability, Abuse & Molestation, Subsidence, Liquor Liability, Injuries to Athletic Participants and Officials.**

## DIRECTORS AND OFFICERS LIABILITY

Named Insured: **Woodmoor Improvement Association**  
Company Name: St. Paul/Travelers Insurance  
Policy Term: 04/01/10 to 04/01/11

Claims Made Basis  
Retroactive Date: Full Prior Acts  
Extended Reporting Period: 12 Months

<u>Limits</u>	<u>Coverage Description</u>
\$ 5,000,000	Per Claim
\$ 5,000,000	Aggregate
\$ 25,000	Retention

Includes:

- Defense Costs Included in Limit of Liability
- Defense Costs Outside of Limit of Liability
  
- Pay on Behalf Contract
- Indemnity Contract

**Additional Coverages and Endorsements:**  
**Coverage Includes:**

**Wrongful Acts Means:** Any Error, misstatement, misleading statement , act, omission, neglect, or breach of duty committed or attempted, or allegedly committed or attempted, by the Insured Organization or by one or more Insured Persons, Individually or collectively in the respective capacities.

**Wrongful Employment Practices :** Wrongful dismissal, discharge of termination of employment, employment related misrepresentation, violation of employment laws, sexual or workplace harassment of any kind, wrongful failure to employ or promote, negligent employment evaluation, and failure to provide adequate workplace or employment policies and procedures.