

**Minutes of the  
Housing Authorities Risk Retention Pool  
Board of Directors Meeting**

**Corque Hotel, Solvang, California  
Thursday, October 17, 2024, 8:00 am**

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A meeting of the Board of Directors of the Housing Authorities Risk Retention Pool (“HARRP”) was held at 8:00 am on October 17, 2024 at Corque Hotel in Solvang, California.

**1.0 CALL TO ORDER AND ROLL CALL**

Directors Present

Director Havlicek	Housing Authority of the County of Santa Barbara
Director Kohler	Housing Authority of Douglas County
Director Kruse	Stanislaus Regional Housing Authority
Director Kugler (virtual)	Housing Authority of the County of Tulare
Director Leonard	Housing Authority of the County of Snohomish
Director Parr	Spokane Housing Authority
Director Rooker	Housing Authority of the City of Walla Walla

Others Present

Nicholas Bzovi	Graystone Consulting
Darla Cazares	A/R and Administrative Specialist, HARRP
Susan Dunham	Bickmore Actuarial
Michelle Frye	Director of Finance, HARRP
Courtney Giesseman	Alliant Insurance Services
Bill Gregory	Executive Director, HARRP
Jesse Kinney	Deputy Director of Finance, HARRP
Tim Skelly	Graystone Consulting
Cindy Steele	Director of Risk Management & Underwriting, HARRP
Rachel Stephenson	Alliant Insurance Services
Tom Williams (virtual)	Deputy Director, Claims, HARRP
Dana Winkler	Bickmore Actuarial

President Rooker called the meeting to order at 8:00 am.

**2.0 AGENDA APPROVAL**

A motion was made by Director Havlicek and seconded by Director Kohler to approve the agenda. Motion passed by unanimous vote.

### **3.0 CONSENT AGENDA**

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the Board of Commissioners. A motion was made by Director Kruse and seconded by Director Kugler to approve the consent agenda. Motion passed by unanimous vote.

### **4.0 COMMENTS FROM THE PUBLIC**

*This time is reserved for members of the public to address the Board with matters relative to Board business.*

None

### **5.0 PRESENTATIONS**

#### **5.1 Tim Skelly and Nicholas Bzovi, Investment Management Update and Review**

Mr. Skelly and Mr. Bzovi introduced themselves as working with Graystone Consulting a division within Morgan Stanley. Mr. Skelly advised Graystone Consulting provides investment solutions for non-profit and governmental entities. Mr. Skelly presented a return benchmark bar graph which consistently shows Synchronous total fund equal to or higher than Bloomberg US government 1-3Y. Mr. Skelly presented the Synchronous total portfolio which consists of 30% in corporate for HARRP as that follows the most conservative restrictions which are held by California. Mr. Skelly discussed the guidance of the direction of the market and introduced an inflation graph. With no additional questions or remarks Mr. Skelly and Mr. Bzovi thanked the board for the opportunity to present and excused themselves from the meeting.

#### **5.2 Courtney Giesseman, Rachel Stephenson, Alliant, Reinsurance Quotes and Update**

Ms. Giesseman introduced Ms. Stephenson who has been on the Alliant team since 2021 and stated she was excited to finally attend a HARRP board meeting. Ms. Giesseman advised of the HARRP renewal headwinds including a hard, but softening insurance market, increased market capacity, and new underwriters at Cincinnati, Odyssey and Ins, Co. of West 2024. She next presented the tailwinds for the HARRP renewal including no additional wildfire losses for HARRP members since 2020, the prior attendance at the PCI conferences, and the increased property limits to \$57M, up from \$47M in 2024. Ms. Giesseman introduced the 2025 HARRP property structure which includes an additional \$10M in limits. The change in rate from 2024 is 8.30%.

### 5.3 Dana Winkler, Susan Dunham, Bickmore Actuarial, Analysis and Rate Recommendations

Ms. Winkler advised she is sad to say this is her last presentation to the board as she is retiring in a few weeks, but she is excited to introduce Ms. Dunham who will be working with HARRP in the future. Ms. Dunham advised the new rate increases to be as follows: Property – 5.1%, General Liability – 8.4%, Auto – 7.3%, E&O – 13.5%, EPL – 6.1%. and Section 8 – 7.2%.

## 6.0 DISCUSSION and ACTION ITEMS

### 6.1 Consider Approving 2025 Meeting Schedule

Executive Director Gregory advised the meeting packet included suggested dates for the 2025 meeting schedule. It was discussed that there were no conflicts with the suggested dates. A motion was made by Director Havlicek and seconded by Director Parr to approve the 2025 Meeting Schedule. Motion passed by unanimous vote.

### 6.2 Consider Approving Equipment Breakdown Coverage Quote

Executive Director Gregory advised HSB has provided a renewal proposal which includes no fee increases for the 2025 policy year. A motion was made by Director Kohler and seconded by Director Leonard to approve the Equipment Breakdown Coverage Quote. Motion passed by unanimous vote.

### 6.3 Consider Approving Excess Property Rate Quotes

A motion was made by Director Kruse and seconded by Director Havlicek to approve the Excess Property Rate Quotes as presented. Motion passed by unanimous vote.

### 6.4 Consider Approving Rates for 2025

Executive Director Gregory summarized the rate changes for 2025. A motion was made by Director Parr and seconded by Director Kruse to approve the rates for 2025 as presented by Ms. Dunham. Motion passed by unanimous vote.

### 6.5 Succession Plan Update

Executive Director Gregory advised that Mr. Gehlhaar is fully retired, which requires the need for a new hire to work claims. He also advised additional changes to the succession plan will be discussed in the Executive Session.

### 6.6 Consider New Board Member

Executive Director Gregory advised that Nicole Utz was elected a replacement director for the vacancy left by Joel Madsen. Executive Director Gregory stated he will be having a new board member orientation with her prior to the December board meeting. A

motion was made by Director Kohler and seconded by Director Parr to ratify the results of the HAO election as presented. Motion passed by unanimous vote.

#### 6.7 Executive Director's Report

Executive Director Gregory advised he didn't have anything to add to the provided written report.

#### 7.0 HIGHLIGHTS OF RISK MANAGEMENT ACTIVITIES

Ms. Steele presented the highlights of her risk management activities. She advised the conclusion of the land lease and bare land project will likely be a new premises liability coverage for applicable properties. She additionally highlighted the team's trip to Chicago to meet with reinsurers. She advised that she wanted to ensure the underwriters understood our story and left with confidence after meeting the team. She discussed the goal for next year is to focus on appraisals. To conclude her presentation Ms. Steele advised of a virtual risk management "block party" on 11/14/24 where members and their staff will be incentivized to attend with a free FireAvert Auto Stove Shutoff device per entity.

#### 8.0 TREASURER'S REPORT

Ms. Frye presented the treasurer's report. A motion was made by Director Havlicek and seconded by Director Leonard to approve the Treasurer's Report. Motion passed by unanimous vote.

#### 9.0 EXECUTIVE SESSION

A motion was made by Director Parr and seconded by Director Kohler to begin the Executive Session to last approximately 45 minutes with no additional action to take place once the open session reconvenes. The executive session includes discussion of the Claims Overview Report and the Salary RFP update and Executive Director contract.

The Executive Session began at 10:14 am and ended at 10:47 am.

#### 10.0 MATTERS FROM THOSE PRESENT

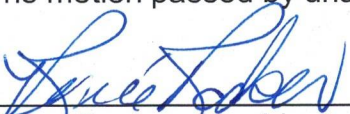
None

#### 11.0 PRESIDENT'S REPORT

None

#### 13.0 ADJOURNMENT

There being no further business, a motion was made by Director Kugler and seconded by Director Kruse to adjourn the meeting. The motion passed by unanimous vote and the meeting adjourned at 10:54 am.

  
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Renee Rooker, President