



Mountain West Insurance & Financial Services, LLC

201 Centennial St. 4th Floor, Glenwood Springs, CO 81601
(800) 390-0559 toll-free
(970) 945-9111 office
(970) 945-2350 fax
www.mtnwst.com

10/10/2023

Insurance Ready Reference for

The Lulu City Condominium Association, Inc.

Please retain this form in your insurance file along with your policies.

Thank you for choosing our agency for your Community Association Master Insurance Policy. To provide the best possible service to the unit owners, we ask that you review and observe the following procedures regarding coverage, claim reporting and certificates of insurance.

Retain this form for future reference with the actual policy to answer any questions that may arise. Coverage questions should be referred to your service team. It is preferred that the property manager or a board member makes contact.

Please provide a copy of the enclosed Unit Owners letter, the Association Insurance Summary, a certificate of insurance, and a copy of the association declarations and bylaws to each unit owner.

Your Service Team

Producer: Meghan Wilson, CIC
Commercial Account Executive: Ileana Jenkins
Commercial Account Manager: Samantha Burk
Claims Advocate: Liz Cooper
Phone: 970-945-9111
Toll Free: 800-255-6390
Fax: 970-945-2350

Claim Reporting

Report all claims promptly to claims@mtnwst.com or by phone 970-945-9111

Certificates

All requests for certificates of insurance for lending purposes must be emailed to assncert@mtnwst.com or faxed to our office. The request must include the full name, physical address and complete mortgagee clause for each owner. Blank certificates may not be issued under any circumstance.

Coverage

Please reference the following pages for a summary of all insurance policies written through Mountain West Insurance & Financial Services, LLC.

The attached Unit Owner letter summarizes the coverage as applicable to the Association relative to our agreed interpretation of its Declarations and Bylaws.

This notice is furnished to you in accordance with Colorado Revised Statute 38-33.3-209.4 (2) (f)



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Insurance Summary for The Lulu City Condominium Association, Inc.

Package Policy

Carrier: American Alternative Insurance Corporation
Policy #: CAU502744
Policy Term: 10/15/2023 to 10/15/2024
Building/Structures: \$15,620,000
Loss Assessment Income: Actual Loss Sustained
Undamaged Buildings (Building Ordinance Law A): Included
Demolition Costs (Building Ordinance Law B): \$300,000
Increased Construction Costs (Building Ordinance Law C): \$300,000
Property Deductible: \$5,000
Equipment Breakdown: Included
Sewer Drain Backup: Included
General Liability: \$1,000,000
Medical Payments: \$5,000
Hired & Non-Owned Auto Liability: \$1,000,000

Directors and Officers Liability

Carrier: Philadelphia / GIG Insurance
Policy #: PCAP0408660123
Policy Term: 10/15/2023 to 10/15/2024
Limit: \$1,000,000
Additional Defense Limit: Include
Deductible: \$1,000

Fidelity

Carrier: American Alternative Insurance Corporation
Policy #: CAU502744
Policy Term: 10/15/2023 to 10/15/2024
Combined Limit includes Employee Dishonesty/ Computer Fraud / Depositors Forgery: \$155,000

Excess Policy

Carrier: Greenwich Insurance
Policy #: PPP7451935
Policy Term: 10/15/2023 to 10/15/2024
Limit: \$5,000,000
Self-Insured Retention: \$0

Disclaimer

This is only a summary of the insurance policies written through Mountain West Insurance & Financial Services, LLC for The Lulu City Condominium Association, Inc.. Please consult the actual policies for complete coverage, limits, endorsements, and exclusions.