



Risk Management Recommendations

Policy # CAU507427 Letter Date: 7-30-2020
Account # 9141 Underwriter: Dawn Darvas
Insured: Chelsea Place Homeowners Association
Date of Survey: 7/6/2020

Underwriting Requirements

- 1 Any vendors performing services for the HOA should provide a certificate of General Liability insurance. If a vendor performs work for the HOA regularly, the certificate should be kept on file and updated annually.

Action Taken: _____

2 **Additional Railings Needed**

- There is a missing section of handrail and masonry at the front of the property. This exposes pedestrians to potential injury if they lost their footing and fell several feet into the creek area.
- Up front, between units 406 and 408, a railing should be installed. Although compacted, pea gravel is not the most stable walking surface.
- A railing should be installed on the steps/walkway next to unit 410. Although compacted, pea gravel is not the most stable walking surface.
- The stone trough directing rainwater runoff to the creek appears to also serve as a piece of the sidewalk between the buildings. This should be redesigned so someone walking that sidewalk does not have to risk walking on a surface with rainwater actively draining through it.

Action Taken: _____

Response for Underwriting Requirements due by: 9-30-2020



Risk Management Recommendations

Signature _____ Title _____ Date _____

Inspections, surveys, reports or recommendations relate only to insurability and the premiums to be charged. We do not: make safety inspections or undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public, warrant that conditions are safe or healthful or warrant that conditions comply with laws, regulations, codes or standards. There is no intended implication that all conditions or operations were observed at the time of the survey.