**Hadley Crossing Homeowners’ Association**

c/o Gaughan Association Management 56 East Broadway Ave., Suite 200 Forest Lake, MN 55025

October 26, 2022

Dear Homeowner,

As previously informed, on May 19th, 2022, Hadley Crossing Homeowners’ Association suffered hailstorm damage to its roofing and some siding. Following the loss, the Association made a claim to its insurance carrier, State Farm, for the damage.

State Farm inspected the property and determined the value of the damage was $1,139,045.05. The Association then entered into a contract with Capital Construction to repair the damage.

The Association’s master insurance policy has a deductible for wind and hail claims in the amount of $20,000. Under the Minnesota Common Interest Ownership Act, Minn. Stat. 515B (MCIOA), the Association has the authority to assess this deductible to the Units in any reasonable manner. The storm damaged roofs and gutters throughout the property, and the repairs benefit everyone. Accordingly, **the Board has elected to assess the deductible cost back to each unit in equal shares in the amount of $286.00 per unit.** The Board made this decision via email by giving 100% consent on October 21, 2022.

**The Board is requesting that homeowners make all attempts to pay their portion of the deductible within 30 days from the date of this letter**. The project will start November 1st, 2022. Please see Capital Constructions landing page for updates. <https://capitalmn.com/multi-family-roofing/projects/Hadley-Crossing-Insurance/>

**It is important that you tender a claim with your personal homeowner insurance (HO6) carrier.** Once you tender the claim, you will be able to determine whether you have enough coverage (if applicable) to pay for the individual portion of the deductible that was assessed to your unit(s). **Please note that you are responsible for paying this assessment regardless of whether you have an HO6 policy or whether your HO6 policy covers this assessment in full or in part.** The Association will impose late fees as permitted by the governing documents and the rules and regulations if payment is not made by November 24th, 2022.

Once you receive the check from the insurance company (if applicable) you will need to make the check out to the association and submit it to the association at the address listed below.

Once again, thank you for your cooperation and patience through this process. We hope this letter addresses all your concerns and questions about this insurance claim. If you have any other questions, please contact the Association’s Property Manager, Jerilyn Stevens at 61-255-5567 or [Jerilynstevens@gaughancompanies.com](mailto:Jerilynstevens@gaughancompanies.com).

On Behalf of the Board,

Gaughan Association Management