



Approved: September 24, 2026

PROPERTY PROGRAM COMMITTEE MEETING

ACWA JPIA
2100 Professional Drive
Roseville, CA 95661

March 26, 2026

MEMBERS PRESENT

Chair: Brent Hastey, Reclamation District 784
Vice Chair: Randall Reed, Cucamonga Valley Water District
Mark A. Gilkey, Berrenda Mesa Water District (*via Zoom*)
Theresa Lee, Walnut Valley Water District (*via Zoom; arrived @ 3:30 PM*)
Daniel Lohre, Rancho California Water District (*via Zoom*)
Olivia Mann, Clearlake Oaks County Water District
Dusty Moisiso, Rowland Water District
John Pang, Tahoe City Public Utilities District
Eugene F. West, Camrosa Water District

MEMBERS ABSENT

None

STAFF PRESENT

Chief Executive Officer: Adrienne Beatty
Amber Anderson, Member Services Representative II
Erin Bowles, Workers' Compensation Claims Manager
Kristan Brown, Administrative Assistant II
Chimene Camacho, Senior Executive Assistant to the CEO
Paula Christy, Claims Adjuster III
Brian Davis, Claims Adjuster III
David deBernardi, Director of Finance
Tyler Dietz, Cost Estimator / Valuation Consultant
Ia Her, Member Services Representative II
Jennifer Jobe, Deputy Executive Officer
Kenzie Lundy (*via Zoom*)
Kellie Murphy, Johnson Schachter & Lewis, A Professional Law Corporation, Interim General Counsel
Joe Rumenapp, Information Technology Manager
Heidi Sander, Claims Adjuster II
Jillian Sciancalepore, Administrative Assistant III (*Recording Secretary*)
Judy Shiu, Liability & Property Claims Manager
Dan Steele, Finance Manager
Shelley Tippit, Claims Adjuster I
Kayla Villa, Litigation Manager

Nidia Watkins, Member Services Representative II
Mike Whitright, Network/System Administrator

OTHERS IN ATTENDANCE

Chris Kapheim, Kings River Conservation District
Szu Pei Lu-Yang, Rowland Water District *(via Zoom)*
Melody McDonald, San Bernardino Valley Water Conservation District *(via Zoom)*
Scott Ratterman, Calaveras County Water District *(left @ 3:46 PM)*
J Bruce Rupp, Humboldt Bay Municipal Water District
David Wheaton, Citrus Heights Water District
Marianna Pimentel, Pebble Beach Community Services District *(via Zoom)*
Alex Tokar, Aon *(via Zoom)*

WELCOME, CALL TO ORDER, ANNOUNCEMENT OF QUORUM, AND INTRODUCTIONS

Chair Hastey welcomed everyone in attendance and called the meeting to order at 3:00 PM. He announced there was a quorum. He requested the Property Program Committee and staff introduce themselves.

PLEDGE OF ALLEGIANCE

Chair Hastey led the Pledge of Allegiance.

ANNOUNCEMENT OF RECORDING OF MEETING

Chair Hastey announced that the meeting would be recorded to assist in preparation of minutes. Recordings are kept 30 days following the meeting, as mandated by the Ralph M. Brown Act.

PUBLIC COMMENT

Chair Hastey noted that, as the agenda stated, members of the public would be allowed to address the Property Program Committee on any agenda item prior to the Committee's decision on that item. Comments on any issues on the agenda, or not on the agenda, were also welcome. None were noted.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

Chair Hastey asked for any additions to, or deletions from, the agenda. None were noted.

I. CONSENT AGENDA

Chair Hastey called for approval of the Consent Agenda:

M/S/C (West/Moisio) (Gilkey-Yes; Lohre-Yes; Mann-Yes; Moisia-Yes; Pang-Yes; West-Yes; Reed-Yes; Hastey-Yes): That the Property Program Committee approve the minutes of the February 11, 2026, meeting, as presented; approve an excused absence for any Committee Member; and Group Purchase Programs Update.

II. ADMINISTRATION

Report on Meetings Attended on Behalf of the JPIA
None.

Centurisk: RiskStar and Member Appraisal Updates

Mr. Dietz, Cost Estimator / Valuation Consultant, provided an update on how the Property Program has significantly advanced its asset appraisal and management processes to enhance data accuracy and member engagement. Centurisk performs on-site property valuations, while RiskStar serves as the system of record for asset data and specifications. RiskStar's member dashboard allows real-time schedule updates with audit trails – validated by JPIA staff – replacing cumbersome email processes. Two live training sessions were held and recorded tutorials are available to onboard members to the new program. Help hovers guide members on data entry for underwriting precision and a notes section enables capturing detailed asset information beyond basic scheduling. This accurate data validation helps map risk exposures and supports claims verification.

Phase One physical property appraisals have been completed in Riverside and San Diego Counties with over 4,200 asset changes processed through RiskStar, showing strong member adoption, and Phase Two in Los Angeles and Orange Counties is planned for next year. Alternatively, members may self-validate assets using approved internal methods including external appraisal firms where criteria and approval processes are defined to maintain data integrity.

A demonstration of RiskStar was requested by the Committee to be presented at a later time.

III. LOSS REPORTS

Review of Property Claims Trends

Ms. Shiu provided a brief review explaining that overall claims have trended downward since the 2020-21 program year, with spikes in the 2021-22 and 2022-23 program years driven by isolated catastrophic events, such as the Caldor fire, and subsequent storms. Yuba County's recent loss event is an isolated claim contributing to the current program year's severity. Despite increasing program participation and total insured values, claims have generally decreased, supporting the program's health.

IV. COVERAGE AND CONTRIBUTIONS

Review and Provide Recommendation Regarding the 2026-27 Crime Memorandum of Coverage (MOC)

Ms. Jobe reviewed with the Committee that ACWA JPIA's pooled Crime Program, established in 2000, provides up to \$100,000 per loss with a \$1,000 deductible for employee dishonesty and fraudulent funds transfers, and is automatically provided to all Property Program participants at no extra cost. While initially a low-impact, value-added benefit, the program has become a consistent cost driver in recent years due to a rise in fraudulent funds transfer claims – especially business email compromises. The pool absorbs these growing losses without collecting contributions from members, and only

73 of 292 participants buy excess crime coverage, leaving most solely reliant on the pooled limit. Staff will continue to review the program's sustainability in the coming year but, for now, recommends approving the Memorandum of Coverage with no changes for 2026-27, as the existing language remains suitable for members' needs.

M/S/C (West/Pang) (Gilkey-Yes; Lohre-Yes; Mann-Yes; Moisio-Yes; Pang-Yes; West-Yes; Reed-Yes; Hastey-Yes): That the Property Program Committee recommend that the Executive Committee approve the Memorandum of Coverage, as presented, effective April 1, 2026.

Review and Provide Recommendation Regarding the 2026-27 Property Memorandum of Coverage (MOC)

Ms. Jobe reviewed with the Committee that JPIA's MOC is structured to generally mirror the reinsurance policy form, but with modifications in key areas such as definitions, dispute resolution, and exclusions, allowing for tailored coverage that meets members' needs. Except for specific exclusions listed in the MOC, coverage under the reinsurance policy is also extended through the MOC. Staff completed a comprehensive review of the MOC to confirm clarity, internal consistency, and alignment with program objectives. No updates are planned for the 2026-27 program year; however, select provisions may benefit from targeted clarification at a later date.

M/S/C (Reed/West) (Gilkey-Yes; Lee-Abstain; Lohre-Yes; Mann-Yes; Moisio-Yes; Pang-Yes; West-Yes; Reed-Yes; Hastey-Yes): That the Property Program Committee recommend that the Executive Committee approve the Memorandum of Coverage, as presented, effective April 1, 2026.

Review and Provide Recommendation Regarding the 2026-27 Property Program Reinsurance Renewal

Ms. Jobe informed the Committee that in recent years, JPIA's coverage renewal focused on simplifying the Program's structure by partnering with fewer carriers, each taking on a larger share of coverage. This has reduced the administrative complexity and enhanced program stability. Key goals included returning to the traditional April 1 renewal date and lowering the self-insured retention (SIR), which was previously increased from \$100,000 to \$10 million due to market pressures. While the SIR remains unchanged, staff continues to evaluate opportunities to reduce the retention as market conditions allow. In the interim, additional strategies have been implemented to strengthen the program's risk financing structure, including the proposed addition of parametric earthquake coverage as a complement to the traditional property reinsurance program, providing an additional source of recovery following a qualifying seismic event.

With the July 1, 2025, renewal, JPIA entered into long-term agreements with several reinsurance partners that maintained negotiated rates and terms through the transition back to an April 1 program year. These agreements carry the program through the April 1, 2026 – March 31, 2027, coverage period, providing pricing stability during the transition. With the 2026-27 renewal, the program streamlined its reinsurance structure

by reducing the number of carriers to seven, continuing to simplify management and eliminating complex quota-share arrangements, largely due to AEGIS's market standing, which helps attract other carriers to the program.

M/S/C (West/Pang) (Gilkey-Yes; Lee-Yes; Lohre-Yes; Mann-Yes; Moisio-Yes; Pang-Yes; West-Yes; Reed-Yes; Hasty-Yes): That the Property Program Committee recommends that the Executive Committee approve the 2026-27 renewal terms and pricing, as presented, including the transition to an April 1 – March 31 program year, effective April 1, 2026, as provided for under the negotiated long-term agreements.

Review and Provide Recommendation Regarding the 2026-27 Member Contributions

Mr. deBernardi presented two funding options, both of which included a \$3 million contribution to the Property CAT fund. Also included in the purchased excess insurance for both options is approximately \$500,000 for parametric coverage. Ultimately, a 5% rate increase (Option 2) was recommended to the Committee for the 2026-27 program year. This increase is seen as a more conservative approach to ensure financial stability and mitigate the impact of potential volatility in claims, as well as to address underfunded program years. The current recommendation of a 5% increase suggests a positive outlook for future rate adjustments, as this rate increase is lower than the three previous years and is trending in a positive direction, demonstrating the strength of the overall financial health of the Program.

M/S/C (West/Pang) (Gilkey-Yes; Lee-Yes; Lohre-Yes; Mann-Yes; Moisio-Yes; Pang-Yes; West-Yes; Reed-Yes; Hasty-Yes): That the Property Program Committee recommends that the Executive Committee approve Option 2, a 5% rate increase with a \$10M self-insured retention level, which includes a \$3M Catastrophic Fund contribution and funding for \$10M of earthquake parametric insurance, on April 1, 2026, for program renewal.

V. STAFF UPDATES

Director of Pooled Programs Update

Ms. Jobe informed the Committee that la Her joined the Member Services team as a Member Services Representative II in January 2026, and recruitment for a Member Services Manager, previously approved by the Executive Committee, is intended to occur in the latter half of 2026. In addition, the Underground Storage Tank Pollution Liability Program was dissolved June 30, 2025, returning nearly \$700,000 to 25 members. The Member Services team is also working with six members to pilot the use of JPIA's new Insurance Data Management System (IDMS), which is expected to improve member interaction and streamline renewals, starting with the July 1 Cyber Liability renewal. The Workers' Compensation Program will also renew on July 1, and members will be updated about the new rates subsequent to the Executive Committee's decisions at the June 26, 2026, meeting.

Lastly, Ms. Shiu introduced Brian Davis, Claims Adjuster III, who joined the Property and Liability Claims team on March 23, 2026.

VI. UPCOMING MEETINGS

The Property Program Committee is scheduled to meet next on Thursday, September 24, 2026, at 3:00 PM.

The Property Program Committee meeting adjourned at 3:59 PM.