

# INSURANCE - REVIEW OF LTABC MEMBER POLICIES

By Sabrina Aven

The Land Trust Alliance of BC holds a group insurance program administered by AON Reed Stenhouse Inc. This insurance is available for all Associate Organizations and Land Trust members of the LTABC. Coverage for the group insurance program includes a mandatory Commercial General Liability Insurance, and Directors' & Officers' Liability Insurance, with optional Property Insurance and Accident Insurance coverages. We insure the Directors & Officers and Volunteers while working on behalf of the society.

**The Commercial General Liability Insurance** provides coverage for the amount the insured becomes legally obligated to pay as compensatory damages because of Bodily Injury or Property Damage that occurs within the policy period and coverage territory. Coverage can include defense costs in addition to the Limit of Insurance that is available. The deductible is \$1,000. and a completed application is necessary to calculate your premium.

The limits are as follows:

- \$5,000,000.00 limit per occurrence
- \$5,000,000.00 Aggregate Limit Products & Completed Operations
- \$250,000.00 Tenants Legal Liability
- \$1,000.00 Medical Payments per person

**Directors' & Officers' Liability Insurance** provides coverage for Directors and Officers against damages resulting from "wrongful acts." (This excludes acts of fraud or dishonesty).

A "Wrongful Act" means:

- any actual or alleged error, misstatement, or misleading statement by an insured;
- any actual or alleged act, omission, neglect or breach of duty by an insured.

It does not include any activity of an insured who is a member of a licensed or certified profession where such activity is related to the practice, whether on a voluntary basis or otherwise.

AON Reed Stenhouse Inc. offers an Aggregate Limit of \$2,000,000.00 with a deductible of \$1,000. A completed application is necessary to calculate premium costs. Bodily Injury or Property Damage

coverage is excluded as these are insured under the Commercial General Liability coverage

According to the *2000 National Survey on Giving, Volunteering and Participating*, about 41 percent of Canadian volunteers serve on boards and committees. Many board members may be unaware of the legal ramifications of their volunteer work and the possibility of being held personally liable. The basic responsibility of directors is to represent the interest of the organization, their members and their constituencies in directing the affairs of the organization, and to do so within the law. A common risk management measure, and one that is particularly important in minimizing director's personal liability, is that the organization carry Directors' and Officers' Liability Insurance. There is more information about this type of Insurance at Volunteer Canada's website: [www.volunteer.ca/volcan/eng/content/board/program.php](http://www.volunteer.ca/volcan/eng/content/board/program.php)

**Property Insurance** – Optional Coverage provides coverage for loss to property owned by the Society for "all risks," subject to standard exclusions. Replacement Cost Settlement Basis applies, subject to 90% Coinsurance. There is a \$400.00 minimum annual premium to be eligible for the following coverage: Higher limits are available.  
\$10,000.00 – Office Contents Limit (min)  
\$5,000.00 – Equipment/Tool Floater (min)

Property Insurance is subject to a \$1,000.00 deductible for all losses except:

- \$2,500.00 Sewer Backup
- \$10,000.00 Flood
- 10% Earthquake Coverage

**Accident Insurance** – Optional Coverage Accident Insurance provides coverage for Volunteers while performing duties, excluding travel to and from their volunteer work.

The premium is based on \$1.25 per volunteer, with a \$200.00 minimum. Coverage includes Accidental Death & Dismemberment for the following:

- \$75,000.00 Principal Sum and \$250,000.00 Aggregate

- \$10,000.00 Medical Payments
- \$500.00 Weekly Indemnity (for Total Disability and a maximum of 26 weeks)
- \$500.00 for Dental Expenses.

For more information on acquiring insurance for your organization or to find out more about your current insurance plan either contact the Land Trust Alliance of BC at [info@landtrustalliance.bc.ca](mailto:info@landtrustalliance.bc.ca) or contact Darlene Knott, Commercial Account Representative with Aon Reed Stenhouse (Victoria, BC) at [Darlene.Knott@aon.ca](mailto:Darlene.Knott@aon.ca) or visit their website at [www.aon.ca](http://www.aon.ca) for more insurance information.

**Outreach Project 2006-07  
Public Promotion of Conservation  
Landowners and Land Trusts**

Thanks to initial funding from the Real Estate Foundation of BC, VanCity and the Vancouver Foundation we have started this three part project. Our goal is to increase awareness of and involvement with land trusts and conservation in BC. Not only do the regional polls outlined on page 24 report that the public places a higher priority on environmental protection and conservation than either governments or previous polls have indicated, but a recent national poll indicates a similar priority: A March 2006 Angus McAllister opinion poll found that “84% of Canadians care strongly about saving the planet but wrongly believe that many of their fellow citizens don’t. They blame inadequate information and a lack of government leadership for their own failure to behave sustainably while assuming that others are not really concerned.”

Although the specific tools for protection of private lands have been available in BC for twelve years, there are still many people, including professionals who counsel clients on their land and financial investments, who do not understand nor consider using these options to protect lands important for the entire public’s health and economic future. An indication of this fact is that only 1% of donations in Canada in 2003 were directed toward protection of the environment. A more recent poll showed that only 4% have arranged for charitable bequests. Yet, there are many people who have stewarded and conserved their lands for future generations. We will bring their inspirational and practical cases to the public’s attention.



*Kingfisher feeding on sculpin,  
photo by Todd Carnahan*

**Part 1: Workshops in Three BC Communities**

We will provide a regional meeting and workshop for land trusts and conservation groups where they can meet and network on regional conservation priorities. We will review with the participants our newly created resources, (the Conservation Lands Property Tax Info kit, the Baseline Guidelines, the Best Practices CD and the new Canadian Land Trust Standards & Practices with the new Assessment Tool). If possible, we will also arrange to meet and present resources to relevant professionals working in the area. We will also offer to be part of a public presentation on conservation options. The public presentation will explain and promote ways that developers, realtors, land owners and others can help protect wildlife, habitat, agricultural, and riparian (water) values on private lands.

**Part 2: Development of Case Studies: In**

consultation with our members in these regions, we will arrange to meet and interview landowners who have signed conservation or stewardship agreements (in perpetuity) or who have donated or made a generous contribution toward the sale of their land to a conservation organization. The case studies will be presented in a Landowner Legacies info kit for future communications and educational use for all land trusts and conservation or stewardship organizations in BC. In future, it is likely that it will become the BC portion of a national Green Legacies project, currently being planned.