

Chapter 7

Insurance

Liability Risks & Protection for Wisconsin Lake Organizations

Life around our lakes is changing. Over the past few decades there has been a dramatic increase in the number of people building around and moving to lakes full time. Between 1991 and 2006 the number of lake organizations increased by nearly 40%. Lake organizations are facing more difficult and complex issues and management decisions. In this complex world some lake organizations find that having an insurance policy to cover unexpected loss or damages proves to be sensible. If we feel we have been wronged we are quick to seek a legal remedy. The result of this situation has been an impressive increase in the need for, and cost of, insurance.

The high cost and difficulty of getting insurance has been a growing issue across the nation. This chapter has been added to this guide because insurance issues have also become a major budget item and concern for many lake organizations. This chapter explores some of the basic principals of insurance, helps you understand what to be concerned about, and may help you decide if your organization needs insurance.



Liability Exposure

While there have been few reported lawsuits brought against lake organizations, liability claims and litigation can occur. Whether it is a voluntary unincorporated association, a nonprofit corporation, or a formal government entity, such as a lake district, the kinds of liability exposure faced by lake organizations is essentially the same. However, the legal form of the organization may have a significant impact on the available immunities and defenses to litigation. Liability exposure for a lake organization usually revolves around claims that are brought by non-members of the organization. Worker's compensation laws can also create a liability for the organization if an on-the-job injury occurs to its employees. Wisconsin law provides several protections against liability (*see Protection Against Liability, page 107*).

There have been few reported lawsuits brought against lake organizations.

Worker's Compensation

Wis. Stat. § 102
Wis. Stat. § 102.03

Wis. Stat. § 102.04

Wisconsin worker's compensation laws state that an employer is responsible for an employee's medical bills and a percentage of an employee's lost wages due to an on-the-job injury. In order for the worker's compensation law to apply, there must be an employer-employee relationship. If wages are not paid, liability can be avoided for all forms of lake organizations except public inland lake protection and rehabilitation districts (lake districts) organized under Chapter 33 of the Wisconsin Statutes. In order for worker's compensation laws to apply to a lake organization, it must usually employ three or more people, or in any one calendar quarter, pay wages of \$500 or more. Therefore, voluntary lake associations and associations that have incorporated can eliminate the possibility of facing worker's compensation claims by relying on the services of volunteers or private contractors, rather than employees. If a volunteer is injured, the volunteer will have to rely on his or her own medical insurance and disability insurance. A private contractor should provide worker's compensation insurance for its employees.



Key Point

A lake district cannot avoid worker's compensation liability exposure to its elected commissioners. If the governing body of the municipality that establishes the lake district performs the function of the board of commissioners, that municipality, in all likelihood, provides the necessary worker's compensation insurance for the commissioners. In cases where the lake district has chosen self-governance and elects three of its own commissioners to the board, the commissioners are entitled to worker's compensation benefits for injuries sustained on the job. While the likelihood of a board member making a claim is small, a simple slip and fall at the board meeting could result in substantial medical expenses for which the district would be liable.

Liability for Accidents

Accidental injuries can create significant exposure to litigation for lake organizations. A claim can be brought for injuries accidentally sustained while involved in any of a wide variety of lake management activities. Lake organizations may be using aeration, placing buoys, owning dams, using cars and boats, or sponsoring water sport activities. These sorts of activities have the potential for accidents and liability if the lake organization is involved in them.

There have been numerous claims in Wisconsin where swimmers have been run over by speedboats. Such injuries can be extremely severe, if not fatal. Another common form of injury is paraplegia or quadriplegia as a result of people diving into shallow water. It is unusual for such claims to be brought against a lake organization (only one in Wisconsin to our knowledge).

Severe personal injuries can create liability exposure for lake organizations. While many of these cases may be able to be successfully defended, the costs of litigation can be substantial. This encourages what is known as a “nuisance-value settlement,” where the defendant will pay the injured party to promptly resolve the claim as an economic matter.

Consider the following case:

In the mid-1980s, a young man attended a lumberjack festival. After a full day of partying and drinking beer, he decided to dive into the pond used for log rolling contests in order to wash the spilled beer off of him. He got on a platform 56 inches high and dove head first into 22 inches of water. He was permanently paralyzed from the neck down. At the hospital, his blood alcohol level was found to be 0.19. His attorney sued the Chamber of Commerce, which sponsored the Lumberjack Festival and the landowner who had donated his premises to the Chamber of Commerce for use during the festival. The litigation dragged on for five years. Towards the end of the process, the Chamber of Commerce was dismissed from the litigation. Fortunately, the Chamber found a lawyer to represent it at no charge. The landowner, who had allowed the festival to use his property for free, was also dismissed from the litigation by the trial court. Then the appeals started. The landowner’s insurer paid \$25,000 as a nuisance-value settlement in an effort to terminate further litigation in the Court of Appeals and the Wisconsin Supreme Court.

While the defendants were absolved of liability, significant litigation costs had been incurred. These kind of claims will be made even if there is highly questionable liability. Plaintiffs and their attorneys are sometimes willing to take the risk with the hope that a sympathetic judge or jury will allow a substantial recovery for a severely injured person. An accident resulting in paraplegia or quadriplegia can be worth several million dollars.

The cost of successfully defending a lawsuit is almost never recoverable. While a successful defendant is entitled to an award of statutorily defined court costs, these costs often represent only a small fraction of the total defense costs incurred. Generally, attorney’s fees represent the largest portion of defense costs and are not recoverable. While the courts have the authority to award attorney’s fees when a frivolous lawsuit is brought, courts rarely do so.

Contractual Liability

A lake organization should also consider the possibility of litigation when entering into contracts with third parties. A typical contract might be for aquatic plant harvesting, a dredging project, or catering a picnic. A properly drafted contract will define responsibility and liability exposure. Vague and poorly drafted contracts create room for debate and litigation.

Consider the following case:

A municipality engaged in a river dredging project. It hired an engineering firm to study the situation and draw up the necessary plans and documents so that contractors could bid on doing the actual work. The engineering firm had the municipality sign a contract which thoroughly defined, and severely limited, the municipality's remedies in case of a dispute over the quality of the engineering firm's work. When it came to signing the contract with the company that was actually going to do the dredging work, the municipality did not retain a lawyer and used a form contract where certain blanks had to be filled in. Unfortunately, the blanks were not filled in correctly.

After the dredging contractor finished its work, it made a claim for full payment. The engineering firm which surveyed the river bottom, claimed that only three-fourths of the dredging had been finished. The municipality refused to pay any more than 75 percent of the contract price, based upon the engineering firm's calculations. The contractor sued the municipality which was powerless to involve the engineering firm in the litigation due to the firm's very tightly drafted contract. The municipality was stuck with defending the engineering firm's work before a jury. The jury concluded the firm's calculations were wrong and that the contractor was entitled to full payment.

Better drafting of the municipality's contract with the dredger would have either prevented the lawsuit from being brought, or would have required the engineer to step in and defend its work, at its own expense. The municipality would have avoided an adverse jury verdict and legal defense costs by spending a far smaller amount of money on an attorney to review the contract documents before anything was signed.

Civil Rights Liability

Lake districts, because they are a government body, also face limited exposure in another area. This area is civil rights litigation based upon allegations of violating a person's constitutional rights. While the likelihood of such a lawsuit being brought is very small, the cost can be substantial. Civil rights litigation differs from most other kinds of litigation because it allows the prevailing party to recover reasonable and actual attorney's fees. State law limits judgments against lake districts to \$50,000, but this state limit does not apply when federal constitutional rights are involved.

Chapter 42
U.S. Code
Sec. 1981, 1982, 1983

Wis. Stat. § 893.80(3)

Employers, whether lake districts, nonprofit corporations, or voluntary lake associations, have certain responsibilities to protect the constitutional rights of their employees. While responsibilities of an employer are limited compared to that of a lake district, care should be taken not to discriminate against an employee because of race, color, religion, age, gender, disability, or national origin.

The exposure to paying the plaintiff's attorney's fees may be greater than the exposure to the claim itself. The law has been drafted in this fashion to encourage people to assert their constitutional rights and have those rights protected. A civil rights claim can be made against the employees or board members of a lake district, and the district will be ultimately responsible. Such a claim is based upon an alleged violation of a person's constitutional rights. For example, people are entitled to the preservation of life, liberty and property, without undue infringement by the government. The courts have construed such rights to protect people from government employees who recklessly disregard their responsibilities to private citizens.

Wis. Stat. § 895.46

There are numerous ways that civil rights litigation can occur: when employees are allegedly improperly terminated, when landowners have had the use of their property unreasonably restricted by the passage of zoning laws, and where discrimination has occurred. Lake districts have limited regulatory authority and it is usually the governing municipality which has to enact any laws or ordinances applicable to the district. Even so, it is important that a lake district always be aware that it is a governmental entity which has been formed with its purpose and intent being one of acting in the best interests of its members and the public.

Who Can Be Sued?

Individuals

People often have the misconception that because they work for someone else, they are not personally responsible for any injuries they accidentally cause. It is important to note that if an accident happens, an individual is always responsible for his or her own acts. This is true whether the person acts alone, on behalf of a corporation, voluntary lake association, lake district, or otherwise. The organization on whose behalf the person acts is probably going to share in the responsibility, but this does not eliminate direct liability exposure for the person who negligently causes an accident.

It is important to note that if an accident happens, an individual is always responsible for his or her own acts.

Let's say that a person driving to the store to pick up food for the lake organization's summer party is responsible for injuries that occur in a car accident. The lake organization will probably share exposure because the automobile driver was acting on behalf of the organization at the time of the accident.

The formation of a corporation or lake district insulates those members who are not personally involved.

Nonprofit Corporations

The formation of a corporation or lake district insulates those members who are not personally involved in the activity from any personal responsibility. For example, the officer of a nonprofit corporation who solicits a volunteer to do the grocery shopping for the annual picnic will have no personal responsibility for the car accident which occurred when the volunteer is driving to the store. However, the nonprofit corporation will be responsible, and its assets and insurance policy will be exposed.


Lake organizations can be sued for the injuries caused by their members when the members are acting on behalf of the lake organization.

Consider the following case:


In the early 1980s, a snowmobile club formally incorporated pursuant to the laws of the state of Wisconsin. The club engaged in the development and grooming of snowmobile trails in order to promote tourism. The club was a large organization and had significant assets such as a bank account and trail grooming equipment. A new trail was being cut through the woods and was not yet officially open to public. The trail was still in rough condition and traffic control signs had not been posted. A group of snowmobilers ventured onto the unopened trail. A person operating a snowmobile crossed a driveway on a blind corner at the same time that the homeowner was driving home. In the resulting accident, the snowmobile operator was paralyzed for life on the right side of her body and a major lawsuit ensued. The lawsuit blamed the person who was responsible for placing traffic control signs as well as the snowmobile club. Early in the litigation, the club concluded that it would be out of business if the lawsuit was lost. The person who was responsible for placing the signs was retired and living on a very modest income. It was apparent that he was uncollectible and the club's assets would have to be used to pay any adverse judgment. Fortunately for the club, the United States Court of Appeals ruled that neither it nor its employees had any responsibility for the accident. A contrary result would have had devastating financial responsibility for the snowmobile club and its employee who had been developing the trail.

Voluntary Lake Associations

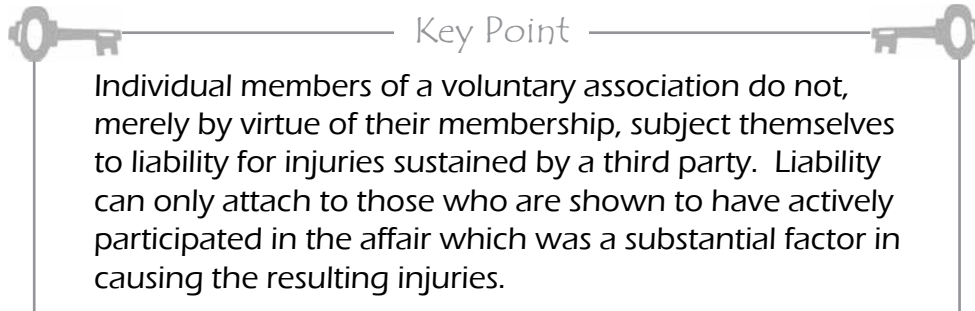
— Good Idea —



To our knowledge, few lawsuits have been brought against unincorporated associations, although cases resolved at the trial court level are very difficult to research. There are no statistics to validate these findings because insurance companies do not keep data specifically relating to claims against unincorporated associations. Typically, only cases appealed to a higher court are thoroughly reported and cataloged so that they can be used as precedent. Due to the lack of reported cases, this research included not only voluntary lake organizations, but also other voluntary associations and volunteers in general. While there are few reported cases, it is important to recognize that a voluntary lake association can be sued.



In initiating a lawsuit against a voluntary association, the old legal standard required each individual member to be named as a party. The more modern view is that a voluntary association can be sued in its own name to eliminate the inconvenience of naming each member of the association. While no one wants to be named in a lawsuit, the major concern is who has financial responsibility for an adverse verdict.



If a voluntary association is found to be liable, its assets may be used to pay the judgment. However, this does not make each member liable for the acts of the association. Individual members of an unincorporated association will be personally liable for negligent conduct which they individually commit or participate in. They may also be liable for negligent conduct of others when they authorize or direct such events. Consider the following case from Ohio:

Members of an American Legion Post organized a social affair of the Legion. The social activity occurred in a building where the heating system leaked carbon monoxide and caused the death of a person. The court ruled that the American Legion was not liable and that its members were not liable unless they actively participated in the organization of the affair and knew or should have known of the defective condition of the furnace.

Lake Districts

Lake districts can be sued, as can any other governmental entity. The officers, board members and employees of the district can also be directly sued. Such officers, board members and employees cannot be sued for the liability of the lake district, but only for their own individual actions. Officers, board members or employees who are sued for their own actions, while acting within the scope of their authority as an officer, board member or employee, have protection from personal liability. The lake district is required to pay any judgment or award against them, plus the costs of defending the litigation.

Wis. Stat. § 895.46
Wis. Stat. § 62.25

Director's and Officer's Liability

Officers, directors and board members can be sued by members of their own organization. Officers, directors and board members have a responsibility to act in the best interest of the members of the organization. Members can sue those in charge of an organization upon allegations of mismanagement. Mismanagement can occur where interests of a minority number of the members is not being given due consideration.

Wisconsin statutes provides limited immunity to volunteers who provide services to the nonprofit corporation, without compensation.

Wis. Stat. § 181.0855

Wis. Stat. § 181.0670

Officers and board members of lake districts can also be sued, and fined, for not following Wisconsin law regarding the operation of a government body. Board members and officers need to understand their responsibility and follow the statutes when doing all types of district business like keeping records, publishing notice of public meetings, and holding closed meetings.

In the not-too-distant past, people were reluctant to serve as officers or directors of nonprofit corporations because of the potential that a member of the corporation would bring a suit alleging improper management of the corporation. This director's and officer's liability exposure was addressed by the Wisconsin Legislature. In 1987, laws were enacted which afford substantial protection to directors and officers of nonprofit corporations against claims that they have not exercised good judgment in managing the affairs of the corporation. Unless the officer or director intentionally fails to fairly deal with the corporation, violates a criminal law, or improperly personally profits from a transaction with the corporation, no lawsuit can be brought. Similarly, Wisconsin statutes provide limited immunity to volunteers who provide services to the nonprofit corporation, without compensation. Such a volunteer cannot be sued, with a few exceptions which include:

- the commission of a criminal act
- willful misconduct
- an act or omission for which compensation was given
- negligence in the practice of a profession, trade or occupation that requires a credential or other license.

Enforcement of Judgments

Wis. Stat. § 66.0117

Any final judgment entered against a lake district is added to the next tax levy. While nonprofit corporations and voluntary lake associations cannot be forced to raise money to pay an adverse judgment, they can be required to use their assets to satisfy the judgment. Individuals who have a judgment entered against them will be responsible for using personal assets or insurance coverage to satisfy the judgment. Any lake organization can use its own financial resources to satisfy a judgment against one of its members, if it so chooses. On the other hand, if the lake organization is found to be legally responsible for the improper and unapproved acts of one of its members, it has a right to seek recovery for any expenses incurred from the member who caused the damages.



Protection Against Liability

In spite of all the apparent pitfalls and exposures to litigation, Wisconsin law provides several protections against liability. Some of these protections cannot be enforced until a complete jury trial is held, while others can be enforced by the judge in the preliminary stages of the litigation. Some defenses exist for lake organizations and their members regardless of the legal form of the organization. However, a lake district which is formally organized pursuant to the Chapter 33 of the Wisconsin Statutes enjoys the most protection.

Lake Districts



Key Point



A lake district's liability exposure, as well as that of its officers, officials, agents and employees, is generally limited to \$50,000.

Wis. Stat. § 893.80(3)

One notable exception to this \$50,000 liability limit is a claim for violation of a person's constitutional rights. In such a situation, there is no limitation on the dollar exposure. Another exception is in the case of an automobile accident, when the liability cap is raised to \$250,000.

Wis. Stat. § 345.05

Another important immunity for a lake district is that the discretionary acts of its officers or officials cannot be questioned in the courts. This is known as quasi-judicial or quasi-legislative immunity. Essentially, Wisconsin wants to allow public officials to exercise their best judgment in carrying out the operations of the district, without fear of having those judgments questioned in a courtroom. For example, if the lake district chose to spend its money on buoys to protect a swimming area, no one should be able to challenge that decision in court or contend that additional buoys had to be purchased to protect a second swimming area.

On the other hand, a lake district is not immune from suit when it is carrying out those duties. Once a lake district makes a decision, the implementation of that decision must be carried out in a manner which is reasonably prudent. For example, once the decision is made to place the buoys in the spring and remove them in the fall, the person doing the work must act with reasonable prudence. If a boat operator removing one of the buoys is involved in a boating accident, liability can attach for negligent operation of the motor boat. Such a lawsuit has occurred in Wisconsin, and the lake district was named as a defendant in the litigation.

Immunity for Recreational Activities

Wis. Stat. § 895.52

An important immunity was created by the Wisconsin Legislature approximately twenty years ago. Wisconsin passed a law that creates immunity from liability when a “recreational activity” is involved. A “recreational activity” is statutorily defined as any outdoor activity undertaken for the purpose of exercise, relaxation or pleasure. It includes such activities as fishing, picnicking and water sports. An “owner” of property is not liable for any injury to a person engaged in a “recreational activity” on the owner’s property. An owner is defined not only as the person who owns the land, but also includes governmental bodies (i.e. lake districts), nonprofit organizations, and most voluntary lake associations which lease or occupy the property in question. It also can be a substantial encouragement for private property owners to allow lake organizations to use their property for recreational activities without fear of being responsible for accidents.

Wis. Stat.
§ 895.52(6)(a)

While the recreational immunity law can be successfully used by lake organizations, it must be carefully applied. For example, lake districts do not have the immunity protection of the recreational activity law if an admission fee is charged for spectators. Another example of where caution should be exercised is with private property owners who collect more than \$2,000 per year for the use of their property in recreational activities. A payment received by a private property owner from a governmental body or from a nonprofit organization for a “recreational agreement,” does not count against the \$2,000 per year limitation. A recreational agreement is a written authorization granted by an owner to a governmental body or nonprofit organization permitting public access to the owner’s property for a recreational activity. It is recommended that lake organizations consult with an attorney prior to engaging in recreational activities, so that the benefits of this statute can be clearly implemented.

Wis. Stat.
§ 895.52(1)(h)

Diving Accidents

The Wisconsin Supreme Court has adopted a legal principle known as the “open and obvious danger rule.” This rule was tested at various levels of the Wisconsin court system over the years and some inconsistencies had developed. The Wisconsin Supreme Court made a final decision which provides substantial protection to those owning or using lake property. While the full extent to which the courts will apply this rule and prohibit litigation is unknown, it is clear that diving accidents are the responsibility of the person doing the diving. Wisconsin has concluded that an adult who dives into water is encountering an open and obvious danger for which no one else can be blamed. In the past, municipalities, businesses and individuals had been sued on the theory that they should have posted signs warning about the shallow water or prohibiting diving. This is no longer required and lake organizations can feel more comfortable in organizing water sport activities.

Liquor Liability

Liquor liability is often a concern for a lake organization. In 1985, the Wisconsin Legislature enacted Chapter 125 of the Wisconsin Statutes which states that a person is immune from liability for selling, dispensing or giving away alcoholic beverages to another person. The major exception to this immunity from civil liability is if the provider knew or should have known that the recipient of the alcohol was under the age of 21. In such a situation, if the alcohol provided to the underage person is a substantial factor in causing an injury to a third party, the person providing the alcohol will be responsible for the injuries.

Wisconsin protects a server of alcohol from liability for alcohol related injuries so long as the recipient of the alcohol is an adult.

It should be noted that there are statutory penalties for the improper serving of alcoholic beverages. For example, anyone who dispenses alcoholic beverages to an intoxicated person can be fined not less than \$100 nor more than \$500, or imprisoned for no more than 60 days, or both. Any adult who knowingly permits or fails to prevent the illegal consumption of alcoholic beverages by a person under 21 years of age, where the adult owns or controls the premises, is subject to a fine of up to \$500 if the person has not committed a previous violation within the last 30 months. Also, anyone who violates any other provision for which penalty is not listed can be fined not more than \$1,000, or imprisoned not more than 90 days, or both. Essentially, Wisconsin protects a server of alcohol from liability for alcohol related injuries so long as the recipient of the alcohol is an adult.

Wis. Stat.
§ 125.07(1)(b)(2a)

Independent Contractors

Lake organizations can substantially protect themselves when they hire an independent contractor to perform some function or project. Typically, a person or organization is not responsible for the actions of an independent contractor. However, if the lake organization retains too much control over the details of how the contractor is to perform the job, then this right to control the details of the operation can result in liability exposure. If the relationship between the lake organization and the contractor is similar to the typical relationship between an employer and an employee, the lake organization will be responsible for injuries caused by the contractor. On the other hand, if the contractor is hired to perform a specific function in return for compensation, the lake organization will not be responsible for how the contractor carries out its work.

When hiring contractors, language should be incorporated in the contract which gives the lake organization protection not only from litigating contractual disputes, but also from injuries caused by the contractor. The contract should include indemnity and hold harmless language which requires the contractor to defend and pay for any personal injury litigation, regardless of who the injured party sues.



Good Idea

An even better way to obtain protection for the lake organization is to require the contractor to have liability insurance and to name the lake organization as an “additional insured.” Thus, the insurance carrier has a duty to defend and indemnify not only the contractor, but also the lake organization. In such a situation, any dispute as to responsibility between the lake organization and the contractor is of no concern, because the insurance carrier has to protect both.



It is extremely important to get the actual certificate of insurance from the contractor before the work commences.

The solvency of an insurer is rarely an issue, whereas contractors are often thinly financed and often judgment proof. It is extremely important to get the actual certificate of insurance from the contractor before the work commences. Many lawsuits have resulted when the contractor falsely promised to get the insurance, or said it existed when it did not.



Good Idea

When hiring an independent contractor, it is essential to verify the contractor’s worker’s compensation insurance. If the contractor does not have the insurance and cannot pay worker’s compensation benefits to one of its injured employees, the lake organization which hired the contractor will be held responsible.



Be sure to obtain a certificate of insurance from the contractor showing that worker’s compensation insurance exists; also, obtain the contractor’s employer identification number which is used on the contractor’s tax reporting forms to the Internal Revenue Service.

When a lake organization enters into a contract, it is important that the people acting on behalf of the organization make it very clear that they are not acting individually, but rather on behalf of the organization. Individuals in Wisconsin have been successfully sued by contractors on the theory that the contractors thought they were dealing with a person as an individual, rather than dealing with the person as a representative of an organization. This kind of lawsuit arises where the organization cannot pay the charges and the contractor is looking for anyone it can find to pay its bill.



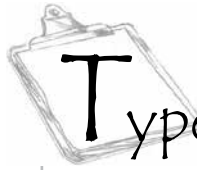
Picking the Proper Insurance Coverage

Whether or not you need to purchase comprehensive general liability insurance coverage is a question that should be answered by each lake organization, based upon its particular circumstances. Lake organizations often work with limited budgets, and with the relatively high cost of insurance, the premiums are often a significant portion of a lake organization's budget. The decision to buy insurance or go without is often a difficult one. Voluntary lake organizations and nonprofit corporations should look to their assets and consider whether protection of those assets is justifiable in view of the cost of the insurance. On the other hand, a lake district, as a formal government body, is required to have any adverse judgment placed on the next tax roll. While that judgment is probably limited to a maximum of \$50,000, a lot of political peace and security can be purchased through an insurance policy for a small fraction of the amount of exposure.

When considering the purchase of insurance, a lake organization should examine the kinds of activities in which it gets involved. While the extent of the lake organization's activities has a direct bearing on the number and kind of accidental injuries that could occur, it is often the cost of defending the litigation which is most significant. Even a frivolous lawsuit could result in the expenditure of several thousand dollars in attorney's fees. A significant portion of an insurance carrier's expenses are in defending the litigation, rather than in paying an adverse judgment or settlement. You should assume that if your organization gets sued, litigation costs could be very expensive.

Officers of a lake organization should thoroughly discuss insurance issues with their members and an insurance agent before any decisions are made. Most members would be hard-pressed to question a decision if an assessment for insurance premiums is made, or if later an uninsured lawsuit arises when they participated in the initial decision-making. Fully-informed members of lake organizations which have an opportunity to contribute their thoughts and discuss the issues are best positioned to make the wise decisions needed to guide their organization's legal and economic future.

Voluntary lake organizations and nonprofit corporations should look to their assets and consider whether protection of those assets is justifiable in view of the cost of the insurance.



T^{ypes} of Coverage

The need for some types of insurance coverage may be fairly obvious. The purpose and use of other coverage forms may not be so clear. In very general terms, the more activities and properties that an organization has, the greater its exposure to loss. The following considerations and information on various types of insurance coverage and selecting a carrier may be helpful.

Property, Auto, Bonds, etc.

If the organization owns buildings or other real property, it will probably want to have property insurance coverage (fire, windstorm, etc.) on that property. If it owns moveable equipment such as an aquatic plant harvester or boat, it can cover its investment in those items by purchasing inland marine coverage. Both property and inland marine coverage are designed to pay for damage to the property itself, not for damage or injury that might be done to others.

While lake organizations can purchase insurance coverage for their protection, the individual members of the organization should look to their homeowner's and automobile insurance policies for personal protection. Lake organizations should consider requiring any volunteer who uses a car or a boat to have automobile insurance or homeowner's insurance. Volunteers should check their policies to make sure that coverage exists when they are doing volunteer work. Volunteering your services to a lake organization typically will not affect coverage under a homeowner or automobile insurance policy. However, coverage can be excluded for an accident which results in a situation when the person is either an employer or an employee. Automobile policies typically exclude coverage when the vehicle is hired or rented to others for a charge. Essentially, homeowner's and personal automobile insurers do not want to provide coverage for a person who is engaged in business pursuits. As long as there is no profit motive involved, an individual's homeowner's or automobile insurance policy can typically provide excellent protection when an individual is involved in the activities of a lake organization.

The organization should have auto insurance coverage (liability and physical damage coverage) if it owns any vehicles, and may want to have non-owned and hired vehicle coverage even if it does not own a car or truck. This coverage will help to provide protection for the organization if someone uses his or her own vehicle while conducting business on behalf of the district or association.

Some organizations do not have a building or much equipment, but they do have a desk and a file cabinet somewhere with records and papers. A form of property insurance can be obtained to help replace the office equipment, and

it may be wise to consider buying valuable papers coverage to help with the cost of reconstructing papers and records should they be destroyed.

Other types of coverage such as bonds, various types of dishonesty policies or computer coverage may be appropriate in certain circumstances. It is best to discuss these specific needs with a local broker and perhaps an attorney to determine if these or other specialized coverages are appropriate.

Lake organizations that own or operate dams can obtain information from the Wisconsin Department of Natural Resources on current status, hazard ratings, inspections, etc. This information is often requested by insurance companies.

Contracts

While insurance is probably the best protection against litigation arising from personal injuries, it will provide no protection for contractual disputes. Insurance companies do not insure against liability for intentional acts. If a lake organization intentionally enters into a contract and a dispute arises over the terms of the contract, or over whether or not the contract was performed, insurance will not help. Insurance typically applies to acts that are “neither intended nor expected” from the standpoint of the insured which result in bodily injury or property damage.

Wis. Stat. § 102.28(2)

Wis. Stat.

§ 102.07(1)(a)

Wis. Stat.

§ 102.04(1)(a)

Worker's Compensation

A lake organization needs worker's compensation insurance coverage (from an insurer authorized to do business in the State of Wisconsin) if it is subject to Wisconsin worker's compensation law. Lake districts must provide worker's compensation benefits because the statutes define a lake district as an employer and the district's elected officials as employees. No such insurance requirement exists for personal injuries caused to non-employees of a lake district. Nonprofit corporations and voluntary associations have the responsibility to provide worker's compensation benefits if they have employees.

Even if the organization does not have employees, it should consider the protection of a worker's compensation policy. If, for example, a lake association hires a contractor who does not properly follow the worker's compensation laws, the responsibility for injuries to the contractor's employees could lie with the association. Always obtain proof of worker's compensation insurance from any contractor prior to hiring them. The Wisconsin Department of Workforce Development (DWD) can answer questions regarding worker's compensation for individual organizations. See *www.dwd.state.wi.us* for more information.

General Liability, Errors and Omissions and Federal Civil Rights Coverage

General liability insurance is an important form of coverage. It is significant not only for payment of tort liability judgments against the organization, its officials and employees, and the costs of defense, but also for the expertise and resources of the insurer in managing and helping to defend lawsuits.

At a minimum, liability coverage should be written so that at all board members, officials and employees are insured under the policy. It may be desirable to add volunteers as insured in some circumstances. Many lake organizations select policies with limits of liability of \$1,000,000 or more, depending on assets exposed.

The liability insurance program can include what is commonly known as Public Officials Errors and Omissions (E & O) coverage for the board and employees. E & O coverage helps to protect and defend the individual board members and others against suits alleging negligence-caused financial or other nonphysical injury. Many E & O suits claim officials or employees have made mistakes in carrying out their official duties or that they are operating the organization in an improper way. E & O coverage can be written as a separate policy or provided as part of the General Liability policy.

Lake districts may be subject to a variety of allegations under United States Code, Title 42, Section 1983 (one of the “Federal Civil Rights statutes”), including charges of illegal discrimination. These suits can be complex and expensive to defend. State statutory immunities or limits of liability do not apply to Federal Civil Rights actions, making these even more difficult and costly. Effective Federal Civil Rights coverage may be a key area lake district officials consider in their insurance program.



Selecting an Insurance Company

What is the best way to select an insurance carrier? Although there are no absolute rules, there are some guidelines that may help the process. Most lake organizations prefer to deal with a local insurance broker with whom they are familiar and have confidence in. If that local broker is an independent agent they may contact several insurance companies to determine the best company for the organization. Look for a financially sound insurance carrier. Check for strength in the liability areas and special areas of coverage such as Errors & Omissions and Civil Rights.

Obtain a company that has experience working with lake districts and associations. Ask them how many Wisconsin lake organizations they insure. Request the names of other insured organizations and contact them concerning their experiences with the company. There are many different kinds of insurance policies and many different insurers in Wisconsin.

It is important to read your insurance policy, and check with your insurance agent to determine the extent of coverage available when engaging in lake organization activities.



Costs

The costs of insurance may range from hundreds of dollars for smaller entities to thousands of dollars for larger and more active ones. Although no policy covers every form of liability, some insurance policies are more broadly written than others. While broader policies may cost more in initial premium, they may cost less in the long run because of fewer uninsured claims. Good quality insurance coverage may have its costs, but the expense of not having proper coverage needs to be weighed against those costs.

Although many lake organizations carry insurance protection, some choose not to buy insurance or do not address the matter at all and are without coverage by default.

What could happen if a liability lawsuit is filed against an organization, its officers or employees without insurance protection? In the case of a lake association, a lack of insurance may result in insolvency if a large uninsured liability judgment is entered. This means, among other things, that the assets of the association could be lost.

A lake district, with taxing powers, presents a somewhat different situation. If a suit against a lake district results in an uninsured judgment that is greater than the district's available assets, it could be required to levy additional taxes to pay the judgment.



Conclusion

This chapter cannot address all of the questions that arise regarding insurance for lake organizations. Lake officials and leaders can obtain advice from local brokers and others involved in providing insurance for lake organizations in Wisconsin. It is the responsibility of lake officials and leaders, as well as a good management practice, to examine the insurance question carefully and to develop and follow a reasonable plan that will be of benefit to the lake organization, its officers and employees, its citizens and the lake. For a list of lake organizations that carry insurance, and some firms that sell insurance, go to the Lake List Directory. The online directory can be found at the UW-Extension-Lakes Program website at www.uwsp.edu/cnr/uwexlakes.