

## **CAC Community Meeting Minutes 4-9-22**

The CAC Chairperson, Al Morie, opened the meeting at 10:00 AM via Zoom with a live audience at the FV Clubhouse multi-purpose room of 7 people, plus 5 Board members. Additionally, 38 FV residents, inclusive of Shane (Lifestyle Director), Al (moderator), Bruce (monitoring), Richard (monitoring), and Murray (monitoring), attended via Zoom.

### **Committee Member Attendance**

Al Morie	- present
Richard Gaito	- present
Scott Farron	- absent
Murray Hawthorne	- present
Amani Ali	- absent
Bruce Shibles	- present
Rebecca Schreiner	- present

### **CAC introductions and responsibility positions**

Al Morie – Chair  
Bruce Shibles – Recorder  
Scott Farron – Communications & Website  
Richard Gaito  
Murray Hawthorne  
Amani Ali  
Rebecca Schreiner – Newsletter

Al reiterated that the format of the meeting was to hold questions and comments until the end, although it was decided that questions about the new website and specific queries about the Solar Feasibility Study would be entertained during those presentations. Al also announced that there would not be a discussion by candidates to the Ebert Metropolitan District Board during the Community Meeting to avoid going into prohibited political activity/functions realm set forth in the Handbook. Bruce informed those attending that each of the 4 candidates for the 2 open 1-year positions to be voted on in the May 3<sup>rd</sup> Election for the Ebert Board had been invited to speak during the public comment portion of the April 12, 2022 Special Meeting of the Ebert Board.

### **YMCA Program Director Presentation**

Shane Roberts, in consultation with the Subdistrict Manager, Alex Kennedy, and the CAC has developed a website using the Y's resources that is unique to Fairway Villas (although accessible to anyone). The link for the website is: [www.clubfv.com](http://www.clubfv.com).

Shane spent a good deal of time going through the website pages and soliciting queries about its content. He encouraged residents to contact him about adding or correcting information on the website. For now, residents can use the Comments and Requests section (hit the Contact Tab for the drop-down menu) to submit "Work Orders" related to issues at the Clubhouse or Lodge.

Gail thanked Shane for making the website “use friendly” for those, like her, who are not “tech savvy”. Kel wondered if some of the calendars and charts could be color coded more consistently. Shane mentioned that Google limits some of that color coding ability.

During his presentation, Shane also mentioned some of the past events and some upcoming events being held at the facilities or for FV residents. An excursion to the Central City Opera House later in April, as well as Medicare Made Simple and Scam Prevention Seminars were mentioned. Additionally, a Trivia Night was scheduled in the middle of the month. Kel asked Shane about reforming the Social Committee to assist with programming and providing suggested events to Community members. Shane said he was hoping to contact the members of the Committee who had previously served working with Alex later this month.

### **Solar Energy Feasibility Discussion**

The bulk of the meeting was taken discussing the results of the Solar energy Feasibility Study that has been undertaken by the CAC for a good part of the last year in response to a Capital Project Survey of FV Residents where the cost benefit study of a solar energy options was 3<sup>rd</sup> on the priority list. Al did yeoman work on researching various solar energy options that would be designed to provided electrical power to both the Clubhouse and the Lodge. He also compiled spreadsheets showing costs and benefits of the options.

Finally, after comment and input from other members of the CAC, Al created a chart comparing costs and savings depending on various solar energy options – whether direct purchase, lease purchase, or utilizing a Community Solar option – along with remaining with Xcel energy to provide all of the electrical energy needs for the facilities. TI was this information that was shared with the Community during the meeting. It was noted that solar operators are now allowed under state law to aggregate solar installations from both buildings which would allow for the most efficient generation of solar power given the alignment of the roofs for both the Clubhouse and Lodge.

It was shared that the current annual electrical bill for both buildings is around \$31,000. To get average costs per households involves a simple division of costs by 370. The gross costs of the 3 active solar options (installation of panels on the roofs of both the Clubhouse and Lodge) were \$209,000 for direct purchase, \$167,500 lease purchase (90% due in year 1), and \$280,358 (financed over 20 years). It was noted that an Active Solar System would only provide just over 47% of current electrical energy usage needs while Community Solar would provide 100% of the electrical needs for the facilities. All of the Active Solar options would require some level of property tax increase to finance as was described during the presentation.

A Community Solar option would not result in any direct costs to the Community, although a hybrid Community Solar combined with one of the Active Solar options to provide for 100% of the Community’s electrical energy needs would result in the direct cost of the Active Solar option chosen. It was noted that the larger economic benefits to the Community for the Active Solar options will likely accrue farther into the future.

The CAC explained that the next step is to fashion a survey to be sent to each household (one vote per household) to vote on one of the 5 options, or to vote not to explore solar energy as a replacement for electrical energy any further. The survey will be developed with the assistance of Shane and Alex. The Community will receive copies of the Comparative Analysis shared during the meeting, as well as references to past information provided about solar options, to consult before making their choice in the survey. The results of the survey will be shared with the Community. The ultimate decision as to whether to go forward with a solar option, assuming that there is sufficient Community support for a solar option, will be up to the Town Center Metropolitan District Board as TCMD is the owner of both buildings.

During the presentation on this issue, questions were asked about equipment warranties (25 years and the Inverter is the most likely component to need replacement during that time period); property damage insurance coverage (hail (unlikely to be damaged by hail based on experience of those in the community who have had roof hail damage in the past with no damage to solar panels) and wind damage would be covered by existing insurance, although a premium adjustment may be necessary). It was unclear during the CAC's research whether damage from golf balls would occur or would be covered by insurance.

Other questions asked in chat or by members of the live audience included maintenance and operation costs (likely \$0 given the design and how the system would operate), the costs don't include the possibility of federal grants to help pay for the system, tiles broken during installation would be the responsibility of the installer, the savings #s are based on not having to pay Xcel for the 47+% of electrical needs that would be provide by the solar system, and battery backup systems are not yet cost effective as the cost of batteries necessary to store and provide all the electrical needs for the facilities would equal or exceed the installation costs for the solar system. It was also noted that the pool and hot tub pumps are likely the biggest electrical draw in the Clubhouse. The CAC is also looking into retrofitting Clubhouse electric fixtures and equipment with more energy efficient options regardless of the decision on changing to solar.

### **Miscellaneous Announcements**

Ebert's has been replaced by a new restaurant concessionaire. It is to be called the Green Valley Smokehouse and Oyster Bar. <https://www.toasttab.com/eberts-terrace-green-valley-golf-4900-himalaya-road/v3>. The space is currently undergoing renovations but may be back in operation as a restaurant and bar by the end of April. We have been told, but no confirmation has been received, that the discount on food and nonalcoholic beverages previously afforded FV residents will no longer be offered at the new restaurant. The Oakwood Life Room has been removed during the restaurant renovations.

### **Other**

Before the meeting adjourned there was a query as to the status of Scott's apology to the Lodge Canasta Group. The response was that it had not taken place yet due to conflicts with Scott's work obligations, but that it was hoped to take place in the near future.

**Next Community Meeting - Saturday 5/7/22 at 10:00 am – in-person and via Zoom**