

CAC Community Meeting Minutes 6-11-22

The CAC Chairperson, Al Morie, opened the meeting just after 10:00 AM via Zoom with a live audience at the FV Clubhouse multi-purpose room of 28 people, plus 6 Board members. Additionally, 23 FV residents, inclusive of Shane (Lifestyle Director), Al (moderator), Bruce (monitoring), Murray (monitoring), and the CAC View of the live audience, attended via Zoom.

Anyone wishing to view all or portions of the Community Meeting may do so by clicking on the following link: [FV CAC YMCA June Community Meeting - YouTube](#)

Committee Member Attendance

Al Morie	- present
Richard Gaito	- present
Scott Farron	- absent
Murray Hawthorne	- present
Amani Ali	- present
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 the CAC did opt to allow comments to be received about the Handbook Change Procedures at the time that Agenda item was discussed.

Before the presentations got started, Kel Klink raised an issue about the absence of Scott Farron from the Community Meeting. Kel suggested that this was evidence that Scott was not gathering information from the Community in his role as a member of the CAC. Al provided a strong rebuttal to Kel's statements noting that family and work travel obligation this spring had made it difficult for Scott to attend the Community Meetings. Al also noted that Scott attends the CAC Work Sessions and regularly engages in other activities collecting information and keeping himself aware of community concerns and issues. For that reason, Kel's opinion was not warranted.

YMCA Program Director Presentation

Shane Roberts, FV Lifestyle Director, presented on various past and future activities engaged in by, or planned for, FV Residents. He provided a comprehensive table of activities/events through

May, broken down by size (S. M. L). He noted that all this information is available on the website. The link for the website is: www.clubfv.com.

Shane also reviewed the BBQ Mix & Mingle that was organized by the Creative Endeavors Group, noting that it was set up as an appetizer potluck and that the YMCA's Lifestyle Program Budget contributed \$100 to provide BBQ Pulled Pork and Slider Buns for the event. Additionally, he noted that Galivant will no longer be offering self-pay excursions for the FV Community Members and that the next Active Minds presentation about Australia would be live at the Clubhouse. And at the end of June, Shane informed attendees that a Scam Prevention Seminar would be held, this time in the evening. Other future activities were reviewed, and Shane encouraged everyone to take advantage of the website to keep informed of when available events/activities will be taking place.

Shane also noted that the Program Advisory Committee ("PAC") was accepting applications (use the website link: <https://www.clubfv.com/program-advisory-committee>). Also known as the Fun Posse or Fun Committee, a new committee will be formed in the next couple of months. Shane encouraged active resident involvement to provide varied ideas and insure its long-term success. Among ideas currently being discussed are a Pickleball Social, Dance social, and Baked Potato Night. Shane did note that there had been complaints about Rachel's attitude and interactions with FV Residents so she will no longer be assisting in FV Events.

Shane spent some time reviewing the Veterans Breakfast snafu at GV Smokehouse and Oyster Bar. He noted that the Smokehouse dropped it from their calendar without notifying Shane or anyone else ahead of time and then when folks showed up for the event, they were told that Shane had cancelled the event. Shane emphasized that this was not true. Nevertheless, Shane apologized to the Veterans who showed up that day and found out it was cancelled with no warning.

Shane updated attendees on efforts to revise and restart Trivia Nights (a resident has offered to take the lead and he's also reached out to Oakwood-employed Lifestyle folks in other communities for suggestions), as well as noted that he's working with members of the Denver Police and Fire Departments regarding 4th of July Parade participation and logistics.

Questions from the audience to Shane after his presentation included:

- Jack Sargent wanting to know how much the YMCA contributed to the BBQ Mix & Mingle (see above for the answer)
- Jack also wondered why folks were asked to bring a dish to share with 24 people and it was explained that was part of the "Mingle" purpose
- Jean close noted that Creative Endeavors organized the event and were happy with the YMCA's contribution of BBQ pulled port sliders as they had not asked the YMCA for a monetary contribution
- Brenda (last name ?) stated that 48 residents provided RSVPs, but a number did not show up, hence the excess food. But she thought the event was wonderful and thanked the CE Group for setting it up
- Mara Moss wanted to know what the YMCA's financial responsibility was for such events and was informed it was based on the line item in the TCMD Budget that the YMCA was to use for the entire year

- Barb Meadows suggested that pre-COVID there were many more activities available, more scheduled in the evenings or on weekends, etc. and that we needed more than just Trivia Nights as “Big” events. She also requested a variety of musical genre options at certain events and that better fitness instructors would be appreciated
- Al asked Barb to please enumerate the differences and suggested activities and send them to Shane for his review and use with the PAC
- Judy Lazar suggested that more people are concerned about events and activities going forward than what happened in the past
- Patty Davis noted as a long-time FV Resident she doesn’t attend events/activities anymore, in part because she doesn’t think it should be up to Residents to organize events/activities. She wondered what Shane is doing to develop programming and noted that Residents organized cards, clubs, and other events, not the YMCA. She thinks the YMCA should add staff to assist with this process. Shane noted that many of the monthly events are organized by him
- Bruce W...ski(?) said the CAC used to performed quarterly review of where we stood with the budget and that the CAC should make sure \$ in the budget is used appropriately for events/activities
- Kel had queries about how Work Orders were being addressed by the YMCA
- Gail Bell noted that the reality was that Oakwood no longer provides \$ for activities and programs so the Community needed to discuss how that will impact the Active 55+ experience moving forward
- Kel noted the tax levy had not increased since the YMCA took over as Subdistrict Manager and provided Lifestyle Programming

Xcel Energy Smart Meters

Xcel was not able to provide a technician to answer specific Smart Meter questions for this month’s Community meeting. Amani informed the attendees that he’s committed to having a Xcel technician attend the July Community Meeting to discuss smart Meters and answer questions. Al informed everyone that he’d sent questions to Xcel about the smart meter program and had received responses to those questions via email. The response will be circulated to the FV Community later this month via the CAC email list.

Handbook revision process discussion

Al showed the attendees the Handbook he and Millie received when they moved into FV. In 2019 a Residents’ Committee was established to provide revisions to the then-existing Handbook. Changes were suggested and sent along to TCMD via TDC/Jerry Jacobs. Some of the changes were accepted, some not, and some were added by Jacobs before being passed along to TCMD. TCMD, the CAC has recently discovered, had no set process/procedure in place to make changes to the Handbook. But TCMD adopted the changes provided to them in the document by Jacobs at that time. The 2019 version of the Handbook added a section on prohibited activities at the Clubhouse and Lodge.

The CAC has spent the last year soliciting potential changes/revisions to the FV Handbook. Murray and Bruce recently met with TCMD’s President, Brandon Wyszynski, and inquired whether TCMD had a procedure for making changes/edits to the FV Handbook. Brandon told them

that TCMD did not have any formal procedure in place to do so. After that meeting, the CAC received a request from TCMD to propose a procedure for amending the FV Handbook and the proposed Handbook change process that was developed by the CAC was discussed at the meeting.

It was pointed out that the YMCA, as the Subdistrict Manager, does not create the Handbook Rules. But its contract with TCMD to manage Subdistricts 1 and 4 (FV) requires the YMCA to manage use of TCMD owned facilities (Lodge and Clubhouse being the primary facilities) in compliance with the rules in the Handbook. The CAC has received potential Handbook rule revisions and is looking for input on how to implement those changes by use of the change process discussed at the meeting.

Judy Lazar made a comment about her disappointment that the group Mothers Demand Action was not allowed to make a presentation about gun safety to FV residents. It was explained that the organization is political in nature and political events are prohibited at the Lodge and Clubhouse per the Handbook.

Murray then presented the procedures developed by the CAC for making changes to the Handbook. These proposed process changes were set out in a document emailed to FV Residents prior to the meeting. Essentially, Type A changes were deemed to be material changes that potentially impacted the upkeep and maintenance costs of the facilities the most and would have a higher threshold (67% of households) for approval votes to make such changes. Type B changes were operational changes that had less of a chance of impacting the upkeep and maintenance costs to the facilities and would have a lesser threshold (51% of households) for approval votes to make such changes. And Type C changes were more administrative changes with little or no potential impact on upkeep and maintenance costs to the facilities that could be implemented by a simple majority vote of the CAC.

Richard pointed out that the CAC was trying to put a process or procedure in place that could be followed long-term, so that any future Handbook changes were handled in the same way. It was also noted that TCMD owned the facilities so it would be the ultimate decision maker on whether any proposed revisions were adopted. Bruce noted that one of the reasons for coming up with thresholds for approval was twofold; 1) so that a minority of homeowners could not impose their opinions/thoughts/rule changes, that could potentially adversely impact all 370 homeowners, on the community, and 2) some of the proposed rule changes that have been received regarding who could use or come to the facilities, had the potential to hasten the deterioration of the facilities in a way that would require capital improvement before the capital reserves were sufficiently replenished, thus creating the potential for a need for a mill levy increase or special assessment in the future costing the homeowners money they shouldn't have to pay.

Bruce W. suggested that he thought the existing CAC Bylaws controlled this issue and that all types of handbook changes should follow the simple majority of votes received contained in a section of the Bylaws on community issues or documents, with no enhanced threshold, should be followed for future Handbook revisions. Kenya Nolte felt that the 67% threshold proposal was directed at the Craft Fair and possible animus toward that event. Several residents (Terry Nolte and Jack Sargent among them) felt that 67% approval was too high, but a few residents understood

the reasoning for proposing the higher thresholds. Jack liked the breakdown of the different types of proposed changes.

Bill Schmidt noted that to amend the Colorado Constitution only 55% of the voting public were required to approve any proposed amendment. He also suggested that the higher thresholds being proposed by the CAC would result in no changes ever being made to the Handbook based on lack of participation in past surveys or elections (i.e., the total number of FV residents voting in the past has never reached 67%, let alone provided a 67% of household approval rate). Finally, he suggested that the TCMD Board, whether the current 3 members or even with a full 5 member Board could pass rule changes with 67% or 60% approval (majority votes of the sitting Board members).

Zenna Casey wondered if it made more sense to not have a threshold based on a percentage of total households submitting votes, but perhaps increase the approval rate of votes received. For example, make an approval contingent on 75% yes votes of the total number of votes received. Gail Bell expressed the thought that she fears we're living in a dictatorship in that TCMD imposes taxes without proper representation of TCMD residents, but she was also not sure how to increase participation in the FV voting/survey process. It was pointed out that the CAC has email addresses for all but 17 households out of 370. In response to some of Gail's comments, the CAC noted that the new SDM process with the YMCA has resulted in us seeing bills in "real time" for review and approval before they are paid and the current SDM is very responsive to concerns and issues that come up.

Murray and Al asked residents to document their responses or comments about the proposed procedures to change Handbook rules through the use of the CAC's comment section. The link for the comment section was provided to the participants as follows: <https://www.fvcac.com/contact>

CAC Bylaws Revisions

Al informed the participants that the proposed revisions to the CAC Bylaws will be sent to the Community later in June for community review and comment. The CAC has added a Code of Conduct for Committee Members and a description of the duties/obligations of the responsibility positions for CAC members, along with other minor changes to the CAC Bylaws.

Miscellaneous Announcements

Al informed the attendees that Bruce N. Shibles had tendered his resignation as a member of the CAC. He will serve until the end of June. His spot on the CAC will be filled at the August 2022 CAC Election. He also pointed out that Murray, Becky, and Scott's CAC positions will be up for election in August.

Next Community Meeting - Saturday 7/9/22 at 10:00 am – in-person and via Zoom