

CAC Community Meeting Minutes 5-7-2022

The CAC Chairperson, Al Morie, opened the meeting at 10:09 AM via Zoom with a live audience at the FV Clubhouse multi-purpose room with 32 people, plus 4 board members, and 27 residents on the Zoom call, as well as Shane. Al (moderator), Becky (recorder), and an extra laptop in the room streaming video, attended via Zoom.

Great turnout today. We have two presentations, one is Excel Smart Meters and one on the Lodge Improvements. We will take questions after each presentation so please state your name and speak up so everyone can hear.

Al introduces the CAC Members & Responsibilities

Al Morie – Chair

Bruce Shibles – Recorder (*on vacation*)

Scott Farron – Communications & Website (*out of town on business*)

Richard Gaito (*out of town on business*)

Murray Hawthorne

Amani Ali

Becky Schreiner - Newsletter

YMCA Life Style Director

Shane shared the event calendar and in looking over April we had to reschedule a couple of events, but still had many. May is shaping up to be a fun month. We have the Kentucky Derby and fun hats today, more chair massages with Jerry, travel presentation Friday, cycling social coming up with information on bicycle maintenance, resident breakfast, and pool opening party with Bill Ryan. The Fun Posse has been meeting and coming up with new events for the coming months ahead.

Excel Energy

Amani stated a few months ago Excel Energy decided to transition from regular meters to smart meters. He was home when it was being installed at his home, but the technician could not tell him much about it. With his contacts at Excel Energy, he arranged to have them come and talk to us about the Smart Meters and the benefits. Amani introduced Mike Sapp who is a good friend and the manager of State Government Affairs for Excel Energy.

Mike Sapp shared that he spends a lot of time at the capital advocating on behalf of Excel Energy customers. He works on public policy at capital, 2 years now, and is from the City and County of Denver where he worked with the mayor for 10 years, dealing with public safety and some major construction projects. His family lives in Green Valley Ranch and he grew up our

neighborhood, just off Dunkirk when there wasn't much in the area at the time.

Meters exist for both Electric and Gas with both being fully regulated and integrated. Excel does not set the rates; it goes before the Public Utility Commission and Office of Consumer Council for approval. Excel is one of the first major utilities in the country and the first with plans to be 100% carbon free by 2050. In 2004 our nation was leading in renewable and clean energy in an effort to eliminate fossil fuel which has contributed to our climate crisis. Excel is investing in Solar and Wind Turbines to meet our energy needs, and in the process closing down 3 coal fired plants in Colorado by 2031. If you do not have solar for your home, we encourage you to consider it. We have many programs available for low income and rebates to help offset cost. The details of all these programs will be shared with your community. Excel is the most affordable utility and rates are 37% lower than the nationwide average. Natural Gas prices are going up across the country due to the war in Ukraine and labor shortages.

Smart Meters are on the electric side and based on time and use. They communicate details back to Excel on when and how much electricity is being used and in turn those details are shared with you, the customer. This enhances the customer experience and allows you to determine when and how to use electricity in your home to reduce cost. There are three categories of usage: Off-Peak, 7PM to 1PM (10c/kWh); Mid-Peak 1PM to 3PM (19c/kWh); and On-Peak 3PM to 7PM (27c/kWh).

Excel Energy made a mistake in how they rolled out this program and lacked communication to education their customers. The rollout of the Smart Meters is a 3 to 4-year project that started in 2022 as an effort to get customers involved in reducing electric usage at peak times. If the customer does not want to have the Smart Meter they can opt out for a fee.

Video on Time and Use (How and when)

Off-Peak does not include weekends or holidays.

Questions

Blair: What are you doing about the hardened grid?

Mike: There are 3 bills that went through legislation for cyber security protection, including telecommunications, water, and other resources.

Randy: I have not been notified about being switched over to a Smart Meter. If not, what is the rate per kWh?

Mike: How many of you have a Smart Meter installed?

Everyone: How do we know?

AI: If you have solar on your home a Smart Meter will not be installed right away. Spoke with Excel tech and he said they were not available for homes with Solar yet.

Amani: Regular and Smart Meters looks very different.

Mike: I will double check on how it effects usage with Solar. Again, poor communication on Excel's part.

Randy: Will I get a higher rate for my solar if I get the Smart Meter?

AI: You get an Excel credit at the same rate.

Kent: I had solar put in 2 years ago; how will Time & Use Smart Meters work with it?
Mike: I will have to get back to you on that.
John: On our bills there are rates and rates with riders. Which rate are we on?
Mike: I don't know – I will get back to you.
John: If our TV and appliances are plugged in are we using electricity?
Al: If appliances display is lite up it is consuming power and referred to as vampire power.
Mike: I am going to bring back a technician to answer many of these questions.
Carol: Can I opt out in the summer months when using AC and then back in?
Mike: Why cut off and then back on?
Carol: Because I don't want to pay the higher On-Peak rate when I need the AC on.
Amani: There are programs and devices that can help. I will get info on programs for us.
Mike: I owe you an expert to answer all your questions.
Debbie: How much does it cost to opt out of the Smart Meter. Just don't want to pay high prices during On-Peak hours. Those times are when I want to use the AC, oven, and other appliances.
Mike: I will follow-up.
Gail: I have been unplugging things for years to save money. Can you give us a cost comparison of Wind Energy versus Solar Energy?
Mike: Solar is the best for commercial and residential use.
Mike: I am bringing a technician back to answer all your questions.
Kelvin: Time and Use is a way to reduce energy during peak hours. They are trying to change our behavior on when we use power.
Mike: Great point and we need to change our behavior to control carbon and avoid blackouts.
Amani: Extended effort is ongoing by Excel in reference to lines going down and improving the grid.
Mike: These lines are electric highways, more to the east then the west, that impacted and increasing because of natural disasters.

Shelly: Seems we are talking politics for an hour now.
Rowl: Are we being penalized for having solar now that Smart Meters are rolling out. Or, will there be a different meter that will also tie into the solar?
Al: Smart Meters only measure power going into the house. Smart Meters for homes with solar will measure power being generated by the solar and going into the house and credits will still be applied.

Lodge Improvements

Becky Schreiner presented the design plans created by a sub-committee including Alex Kennedy, Bruce Shibles, Debbie McClung, Barb Meadow and herself. The design was based on the results of a survey that was completed by residents several months ago.

In the Lodge two different floor plans were presented that included a floor to ceiling fireplace. The first and more favored fireplace would be centered on the south wall and requiring the center window to be removed. The second one would be in the southeast corner where the

white cabinets are currently located. Layouts were shared demonstrating how the Lodge could accommodate various events and activities.

On the patio the gas grill would be moved between two pillars at the north end and enclosed similar to the Clubhouse. Upright Adirondack chairs would surround the firepit and the nicer wicker furniture would be kept under the covered patio. A storage shed would be added along the pony wall at the north end and used to store cushions and umbrellas during the winter months.

The dumpster in the parking lot would be replaced with two 95-gallon trash cans placed next to the building by the AC units and enclosed.

The Pickle Ball courts will have a windscreen installed, a bench placed under the awning, and trees on both sides of the court for shade.

The Bocce Ball courts will have artificial turf installed, benches place under the awing at each end, and some permanent score keepers at each end.

At the Garden area across from the Lodge two benches will be placed across from each other under the wind sail.

Questions

Randy: What type of chairs would be used.

Becky: To accommodate card players we would have 32 stackable chairs and the rest would be folding chairs.

Randy: What about a dropdown screen and projector.

Becky: With today's technology the TV could be used. You can be plug into and is almost as big a dropdown screen.

Blair: What is the cost difference with two layouts?

Al: To remove the window and replace the wall it would be about 7K to 10K.

Blair: What about the clear story windows? Don't want to repeat the same mistake as the Clubhouse at the Lodge.

Al: With the patio hangover at the Lodge the clear story windows above the west windows should not be a problem. If it is we will just get a longer shade and mount above the clear story windows.

Joan: What about acoustics?

Al: We have complained about acoustics before the building was built. Oakwood gave us an allowance for a checklist of items. They only budgeted \$4,500 for acoustics and we believe it will be closer to \$14,000. We meet with them recently and complained about the allowance.

Sherri: How will this be funded and why are we duplicating what we have at the Clubhouse?

Al: Funding is still an open question. The sub-committee was formed to come up with what Phase II residents thought the amenities would be when buying their homes.

Sherri: I appreciate their concerns and I would not be happy with the Lodge either.

Kelvin: Wow! To Becky and the committee great job for a complete, comprehensive, and professional job. Saw the same early on and happy it is validated. Why replace the dumpster with trash cans when the Lodge is considered a commercial building?

Al: What Oakwood had told us was not true. We can reduce cost with the cans and eliminate the dumpster, that is not fully utilized.

Bruce: You went right over what Sherri said. We should not pay for Oakwood's lies and screwups. Phase II needs to get a lawyer and take care of this and not Phase I residents.

Judy: Lived her 8 years and now you expect us to pay for Phase II Lodge, Solar, and who knows what else you will come up with.

Rebecca: Is there any way to scale back on the design; maybe eliminate the fireplace.

Becky: This is the grand plan and there are things we can look at to scale back.

Debbie: I was part of the committee and we all came in with the idea that Oakwood would make good on their promise. The fireplace was a high priority based on the results of the survey. It was the results of the survey that guided us to come up with the plans.

Blair: How much was the allowance?

Al: It was \$14,600 and not enough and we have been fighting Oakwood since the building was completed.

Blair: Did Oakwood see this presentation.

Al: No, but most everything in the presentation was on a checklist of items that they have a copy of and marketed.

Debbie: Would it help if residents wrote letters to Oakwood?

Al: I don't think it would hurt.

Randy: Awesome job! I am wondering if we are we putting the cart before the horse? We no longer have that many events or gathering like we used to. Not happy since the YMCA took over, just not the same as used to be. Wonder why we should spend the money on the Lodge; unless, we are going to have more events.

Al: If you have additional questions contact the CAC or Becky. This is the first step in the process.

Solar Timeline

Al shared the history as to why the solar project was taken on by the CAC.

Residents indicated an interest in a feasibility study to implement solar as a means to save on utility expenses.

CAC decided to undertake the effort instead of asking the District Manager to undertake a feasibility study so that none of the operating budget would be used to fund a study

Several issues were identified that needed answers:

What is the art of the possible using existing technology to install solar panels?

- Cost
- Consideration for a concern that current residents might not be able to fully reap the benefits of a current investment
- Economic benefit – monetary savings and ability to offset current expenses
- Potential means of implementation given we are a special district (quasi-governmental entity) – identify alternatives and evaluate impact on residents
- Are there alternatives to a solar panel installation? – Community Solar

- Options developed
 - A – “conventional” purchase, payment in full upon completion of installation
 - B – Special type of lease agreement that would enable a tax rebate benefit to accrue to the Subdistricts
 - C – purchase a system utilizing a long-term financing approach to keep ongoing expenses in line with savings
 - D- look at a Community Solar approach instead of a site installed system
 - E- A hybrid approach to combine one of the on-site installation solutions with an off-site supplement
 - F – elect to not pursue the idea further

In all our conversations with potential providers, we have been very clear about who we are, and that we are not in a position to make any commitments to them for moving their proposals forward without involving TCMD, TCMD’s attorneys, and further community input.

CAC has developed and presented information that provides a basis for residents to evaluate a range of alternatives. The alternatives presented have their pros and cons. We feel that the information developed to date is sufficient for residents to form an opinion as to whether the concept is worth further exploration with TCMD to form a plan to implement a solution.

Questions from emails sent to the CAC

1. How many homes are in Fairway Villas? 370 (228 in Phase I & 142 in Phase II).
2. How many homes have solar? *Approximate count is 70-75 (20%).*
3. How may CAC members have solar? *All is the only one.*
4. Please remember that the TCMD owns the buildings and needs to approve.
We are very much aware of this. The TCMD is aware of our efforts and will be highly involved, if the community decides they want solar on the buildings. The CAC is not promoting solar, this was something the community wanted the CAC to investigate.

The purpose of the work we have done is to present a range of possibilities for doing something other than maintaining the status quo. However, one of the options on the survey is the choice of doing nothing. If the majority of respondents say that they wish to do nothing, then no further effort will be made on the subject.

If there is sufficient resident interest in doing something other than nothing, then the serious work will start, which will involve TCMD. We (the CAC) plan that whatever comes out of that next step will ultimately again be presented to the community. The expectation is that a firm plan for implementation and financing would be developed with much more in place than a proposal and assumptions for implementation. We believe the residents would again need to weigh in on that plan, assuming TCMD will entertain the idea and cooperate in working on how to implement a project. We also expect that TCMD will have to establish the actual mechanism for decision making, which will guide how that second community input will take place.

The end result of this survey is not the end of the road. Nothing at this point will be cast in stone. The survey is meant to gauge sentiment for further action, or no action. We’ve tried to present possible ways in which the subject could be moved forward that are grounded in serious data gathering, so those who are voicing their opinion have some basis for their opinion.

5. If we went with the community grid, would individual households also be able to sign up for their solar power?

Nothing in the way of the options presented as part of this survey would interfere with your ability to investigate options for your personal residence. There is no connection between the Clubhouse and Lodge buildings and your personal residence. For your personal residence, that would include pursuit of a rooftop solar system of your choosing, or your ability to find a community solar provider for your individual residence. There are many more out there in that realm than we were able to find for our community buildings, which are classified as commercial structures, not residential.

AI: A personal observation: Xcel, as our utility provider, is making strong commitments to move away from carbon based generating sources. In so doing, there will be capital investment that they will be looking to ratepayers to recover their costs. In addition to that, there are costs associated with retirement of existing generating capacity. The extent of ratepayer participation in both of these capital costs is continually being assessed by the PUC, and depending upon how those decisions are made, the rates for electricity that we will incur in the future will most likely be increasing. The unknown is what those rates in the future might be. The other unknown, is what our taxes might need to be increase by to fund these increases.

Audience Questions: Will there be an increase in the mill levy or taxes?

AI: Documents with details and cost of each option have been sent out 3 times and discussed in previous CAC meetings.

Kelvin & AI: Both spoke about the different options, cost, and savings over time.

Gail & Kelvin: The community needs to be more educated on this outside the CAC meetings, is that something you can do?

AI: Not at this time. We will determine that after the survey and if there is enough interest to move forward or not.

Kent: Is the community solar for the entire community?

AI: No, we are only looking at community solar as one option for the Clubhouse and Lodge.

Kent: How is the community solar allocated?

AI: You subscribe to fixed number of panels that are dedicated to you. Excel partners with Solar Farms based on demand.

Meeting adjourned at 12:28 PM