

CAC Community Meeting Minutes 3-12-2022

The CAC Chairperson, Al Morie, opened the meeting at 10:06 AM via Zoom with a live audience at the FV Clubhouse multi-purpose room with 11 people, plus 5 board members, and 29 residents on the Zoom call, as well as Shane and Scott. Al (moderator), Becky (monitoring), and an extra laptop in the room streaming video, attended via Zoom.

CAC Member Attendance

Al Morie - present
Richard Gaito - present
Scott Farron – on Zoom
Murray Hawthorne – present
Amani Ali - present
Bruce Shibles - absent
Becky Schreiner – present

Al introduces the CAC Members & Responsibilities

Al Morie – Chair
Murray Hawthorne
Richard Gaito
Amani Ali
Bruce Shibles – Recorder (on vacation)
Scott Farron – Communications & Website (on zoom call due to not feeling well)
Becky Schreiner – Newsletter & Recorder (today for Bruce)

First Monthly Invoice Review

Bill Schmidt stated It has been 7 years or more since Fairway Villa had the opportunity to review invoices before they were paid. We can now review all invoices with Alex before they are paid and can kick back invoices if more details are needed before payment is approved. Bill Schmidt said this is a momentous occasion.

Asset Tracking & Work Order System

The system was demonstrated to the CAC; although there is still more work to be done to complete. It has all assets listed including associated serial numbers, model numbers, etc. where applicable. It will provide proactive maintenance scheduling for equipment, mechanicals, and the pool. The system will have reporting capabilities for past, present, or future maintenance requirements, and integrate costing for budget tracking and predicting expenses.

Community Event, Activities, & Exercise System

A new calendar showing all scheduled activities at the Clubhouse and Lodge with start and end time slots was shown. When completed it will be posted at the entrance of both facilities. The Multi-Purpose room has the capability to be subdivided into two usable spaces using the accordion partition. There are names associated with each smaller space – the Links View Room is on the west side facing the golf course, and the Prairie View Room is on the east side facing the front of the building and driveway drop-off area. A map of the building will be displayed that shows the room layouts with each of the activity spaces color-coded. The calendar will use color coding for each space to display the scheduled activities.

Fairway Villas Website

The Y is developing a new website. The intent is to help reduce the size of the weekly newsletter and to provide a comprehensive place to go for information about all events and activities taking place in Fairway Villas. The weekly newsletter will be published with links to the website for more complete information.

All event activities and exercise calendars will be on the website. The website will also include forms for reserving a room for a function, one-time meeting, or a recurring event. You will be able to find waiver forms, a work order request form, and a way to submit suggestions or complaints, etc. The site will include links to other sites, like the CAC website. The CAC website will also include links to the Fairway Villas website. This website is expected to be up and running by early summer or sooner.

YMCA Lifestyle Director Presentation (Shane)

February was a good month with Excursions, Messages, and Food Trucks. Although there was one hiccup with Bunco night. More fun is planned for March with Active Minds, Trivia Night, and March Madness games. In April Mike Nielson, a Meteorologist from 7 News will be speaking about global warming. We are currently taking reservations through the end of March for Garden Plots in both Phase I and Phase II.

Solar Feasibility Study Timeline

We are currently waiting for answers from the TCMD attorney about the lien process for the C-Pace program, and if Town Center would allow it. Once we have this information we will add include it in the feasibility document that was presented last month to the community. The current plan is to send out the survey, and during the survey time period to have an additional community meeting to again review the issues the feasibility study presented, and to provide the opportunity for residents to ask questions on items they don't understand. Does the community prefer the presentation to be independent of the CAC monthly meeting? We are trying to

determine what is a preferred time for this meeting: an evening, weekend, or at our regular Saturday Community Meeting (perhaps discussing solar only)? Let the CAC know if you have a preference.

Murray wanted to know how we gauge community sentiment.

A survey will be sent out to the community to gauge community sentiment. If “Do Nothing” is the majority sentiment, it will be a dead issue, and no further activity will be done. If yes, additional follow-up with the TCMD board and attorney will be required.

Kel felt there was not enough data.

Al pointed out that Documentation was sent out (many pages) as an attachment to the February Community Meeting email, and abbreviated information was provided in the last newsletter with cost information.

John Partilla wanted to know what the priority was with the community in reference to other projects.

There was prior communication with the community about the 2021 capital projects survey, and the top 3 priorities were:

1. Take 10K of the Capital Projects budget and move to the Long Term Capital Reserve fund.
2. Pool Doors
3. Solar Feasibility Study

Xcel Energy (Amani)

All residents are apparently getting Smart Meters installed, but not much information was provided on how it benefits us. So, we are working to get Excel to come to speak to us and allow us to ask questions. We understand it is a 3-tier rate structure with a higher rate of .17 - .24 per kWh from 3 PM to 7 PM.

Gail mentioned some people have complained that their rates have increased.

The city does not set the rates; the PUC sets the rates.

Ebert Metro District (Murray)

The next meeting is at 7:00 p.m. on Tuesday, March 22, 2022, via Zoom Meeting.

Gail Bell asked “What about the 2.9 Million”

Murray responded that the issue of where the money belongs is still very much alive. Meetings have been taking place between Ebert and TCMD to resolve the issue of if the money stays with

TCMD, or if it belongs to Ebert. Ebert has retained a new Legal firm to represent the District, and one of the matters they are looking into is the ownership of the 2.9 million.

TCMD (Bill Schmidt)

The next regularly scheduled board meeting is in May. However, Brandon is trying to fill the two vacant board positions, so there may be a Special meeting in April to accomplish that task. Bill has suggested that perhaps another person from the Ebert Metro District be appointed to the TCMD board, but he isn't sure if that's suggestion will be followed. Bill mentioned that with only 3 sitting board members, he has to be careful about having meetings or conversations with Brandon due to the quorum rules for open meetings. Bill Schmidt's position is up for election in May 2022, and he is running for another term.

John Partilla asked what the guidelines are for residents to participate on the TCMD board.

If selected, like Bill was as a resident representative from Ebert, you are added to the Director's parcel. Nothing has changed.

CAC Website updates

Updated documents on the FV CAC website: 1) A revised Functional Chart that indicates the revisions for Subdistrict Management and Facilities Maintenance Management that the YMCA is performing, and an updated contact list. The document now includes the map used for the RFP process for SDM and FMM services. 2) The new YMCA contract for SDM and FMM services is posted. We are still waiting for the YMCA updated and signed Programming Management Services contract. When we get the final signed copy, it will be posted also.

Questions

John Partilla – asked about building security issues and exterior cameras. There was a Jehovah's Witness Baptism in our pool this morning with 10 cars in the parking lot, 15 people in attendance, and one resident (who was rightfully trying to use the facility) that was asked to leave. This is one of many issues that need to be discussed with TCMD since they own the building. Priorities of Pool Doors, Security, overall communications issues need to be discussed with TCMD.

Shane – we will put information about facility use and refresh the facility rules in this week's newsletter. The resident conducting the baptism did not ask for permission to hold this event in our pool and the use was against anything that is allowed.

Vicki – What happens to violators misusing the facility?

Shane – It is dealt with case by case and will be addressed based on a history of violations and use the 3-strike policy. Residents can schedule a private party with other residents; however, we do not allow private parties that include the public.

Vicki – Can revoking their FOB be a possibility?

John - This was a blatant disregard for rules by a 10-year resident.

Amani – It is a problem when a resident is turned away. Disable FOB. We need stricter rules for things like this issue with a resident hosting a baptism.

Bill – this is 2 strikes and needs to be reviewed and documentation for a formalized process for an infraction is needed.

John – Just disabling a FOB is not enough. He suggested a fine structure is needed.

Mike – How do we regulate violations? It is very clear in the handbook that the building is not to be used for religious activities.

Attendees - Penalties need to be written down. Eliminate holes – feel the need to clarify the usage rules and the penalties for infractions. Fines would provide more teeth behind the rules to help prevent infractions.

Vicki – Not clear on Reserved rooms and notice on front doors and qualifications.

AI – There have been times in the past where there were conflicts with activity times. We are trying to use the prior circumstances as a Learning moment to come up with a better system to inform residents about scheduled use time constraints. The idea being proposed is to provide a graphic system for each scheduled activity during a given day that will show start and end times for each activity. This is to provide a better awareness for everyone about all scheduled activities.

Murray – Activities, and schedules are coordinated through the LifeStyle Director. All residents can propose and submit a request for an activity.

Linda – There needs to be a guest Policy for guests attending scheduled activities for residents. There are residents bringing friends outside the community to events specifically for residents. Events we pay for should be closed to non-residents.

Shane – Events or activities that the community pays for are intended only for residents.

Murray – Additional rules clarification needs development to provide more clarity.

Lisa – Some in our community go to the Reserve events and Reserve residents come to our events. Food Trucks are okay but not for events we pay for like Yoga etc.

AI – Last summer there was an issue with Reserve residents being invited to our food truck events and to use the Clubhouse. We asked that the practice not be allowed., and had understood that those invitations were not going to be issued in the future. We need to revisit this again.

Gail – There are no attractive events on the monthly calendar that I care to attend. We used to have more holiday events, social events, potlucks, etc. Now that COVID has subsided we need these events back. I know Oakwood is no longer contributing, but I am okay with helping to pay. This is an opportunity to put more on the calendar including more educational events.

District Attorney could talk to us about scams. Include educational programs on art, music, etc.

Shane – Many want more activities and I will explore that. We are working to have Active Minds twice a month. Thank you Gail for helping with arranging for Mike Neilson to come to speak.

Robert Mathews – It would be nice if the Community Garage Sale could be sooner in the year and scheduled at the same time year after year.

Shane – We will explore a sooner date.

Nanette Stanley – What is the status of the issues with Scott Ferron and my request to have him removed from the CAC?

AI – Scott committed to go to the Canasta group and apologize.

Scott – I have a job and have not had time.

Nanette – If, so busy maybe you don't belong on the CAC.

Scott – Sorry I have a job.

Carol Turner – Comment that there is an option to decline a smart meter, but there is a cost associated with it.

Amani – Lets let Excel explain to us.

Kel – Excel on Smart Meters – clarification for having Xcel attend for April community meeting?

Gail – Tired of Trivia. We need simple social events that do not cost. Startup a social committee.

Others – There is a committee, but we need to re-organize and get input from the community.

Kel – Invoice review is awesome! Who all participates in the review?

AI – Bill, AI, Jesse, Alex, & Rogene. However, Rogene was unable to attend the recent review.

Kel – Can residents submit work orders in the Asset Management Tool?

AI – Only Alex, Shane, and Jesse have access to the Asset Management Tool and they will enter and prioritize work orders in the Asset Management Tool. Once the new YMCA website is up and running there will be a form for residents to submit work order requests.

Kel – How do we submit a request today?

AI - Residents should email Alex.

Zoom question:

Solar Presentation – Concern expressed that not everyone in the community knows about the issues. How to get all in the community to hear about it.

AI – We have been working diligently to get as many residents on the email list as we can. There are 370 households in Fairway Villas, and we currently lack email addresses for about 15. The email we sent out reminding everyone of the February Community meeting included an attached document that was used during the meeting to review the issues and results of the feasibility study. We are doing what we can to inform everyone via email, the monthly newsletter, and by posting information on the CAC website. There will be another meeting after the survey is sent out to discuss financial implications and to ask questions.

Gail – Assuming Ebert finally receives the 2.9 million, will interest for the time period that TCMD has had the money be included?

Murray – I assume so.

Meeting adjourned at 11:36 AM