

## CAC Community Meeting Minutes 1-8-22

The CAC Chairperson, Al Morie, opened the meeting at 10:03 AM via Zoom with a live audience at the FV Clubhouse multi-purpose room of 13 people, plus 6 Board members, and 46 FV residents, as well as Alex, Shane, Al (moderator), Bruce (monitoring), and an extra laptop in the room streaming video, attended via Zoom.

### Committee Member Attendance

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

### YMCA Program Director Presentation

Alex Kennedy started the YMCA's Programming presentation by introducing Shane Roberts as the new Lifestyle Director for FV. Shane brings lots of experience and enthusiasm to the position, plus he is a tech geek who will assist in enhancing offerings to FV residents. Alex will continue to have office hours at the Clubhouse, but Shane will take over programming responsibilities. Alex is being promoted to SubDistrict Manager under the YMCA's new contract with TCMD that was effective 1/1/22. Alex presented this month's recap and look ahead for activities at FV. He also noted that a Meet and Greet is being worked on for later this month or February so the community can meet Shane.

Alex reiterated the announcement that had been in the newsletter re: the winners of the FV Holiday Decorating Contest. The Klinks were 1<sup>st</sup>, Wrights were 2<sup>nd</sup>, and the Christensens were 3<sup>rd</sup>. He noted that the Annual Programming Survey regarding 2021 activities and suggestions moving forward had received over 100 responses so far and would remain open into the following week to gauge the Community's feelings about programming offered to the residents. He also announced that later this month there will be a Food Truck Friday with 2 vendors on 1/21/22.

Alex summarized the Community Excursions that had been held in December (Denver Holiday Lights and to The Broadmoor) and encouraged the community to take advantage of future excursions in January to the Monarch Casino and Breckinridge. He also talked about the success of last month's Holiday Party at Balistreri Vineyards in Denver, as well as the Holiday Candlelight Remembrance Event honoring family and friends we've lost.

Alex discussed the December Active Minds presentation on King Tut and noted that January's Active Minds presentation will cover All Things Whiskey. He spent time describing fitness equipment orientation sessions and how efforts to create "how to" videos re: use of the fitness equipment had progressed. He's hoping that with Shane's assistance they'll be able to create QR codes to stick on each piece of equipment to directly link to the video demonstrations. He also

encouraged folks to participate in the January Book club meeting and noted that the Grandkids Club is having a meeting later in January to discuss organizational issues.

Alex let us know that a Dance Social & Instruction is to be held on January 26<sup>th</sup> at 6:00 pm in The Clubhouse. Other January activities were listed in the recent Newsletter, with highlights including a Medicare Made Simple Webinar on 1/18/22, Chair Massages (\$25/20 minutes) being offered in the Clubhouse on 1/20/22 (all slots filled) and 2/3, Trivia on 1/22/22, and a Vitalant Blood Drive at The Lodge on 1/24/22.

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

Al Morie - Chair  
Bruce Shibles – Recorder  
Scott Farron – Communications  
Richard Gaito  
Murray Hawthorne  
Amani Ali  
**One vacancy**

Al informed the attendees that the meeting format was being changed as follows:

The attendees were requested to hold all questions until the end of the regular agenda items in the meeting and to use the microphone, as well as announcing your name before asking your question. It was also requested that in person attendees eliminate side conversations during the meeting as they affected the ability to understand all that was being said during the meeting. Al also announced that the CAC was working with YMCA to use improved audio reception equipment for future meetings

### **YMCA Transition Process as Subdistrict Manager (“SDM”) and Facilities Maintenance Manager (“FMM”)**

Al noted that the Contract for the YMCA to act as SDM and FMM was effective as of 1/1/22. The CAC had already held a meeting on 1/4/22 with the YMCA Group management team, as well as Bill Schmidt (TCMD Board’s liaison). Meetings between the YMCA Group and the FMS and BIS FV committees were to take place the week of 1/10/22. The YMCA Group is working out the invoice payment processing procedure, but they’ve already implemented the new Bungalows billing services process with the new vendor being in place and under contract. Al noted that there was still a lot of information and documentation being transferred from Timberline and CLA (TCMD’s accounting firm).

The CAC felt that the first meeting with the YMCA Group was very constructive and as Al noted, the CAC believes that “we’ve turned a corner” regarding responsiveness and efficiency already by having the YMCA onboard in the new capacities. It is also hoped that the quality of services that Bungalow owners receive will increase and improve immensely with the YMCA onboard. Murray added that there are a lot of steps to this transition and that the CAC has created a Transition Checklist, 4 pages in length, that will be used for this transition and can be used as a template for

any future transition for the same positions. It is hoped that the new FMM will be onboard by the end of January at the latest, but that the YMCA will be covering issues under the FMM's mandate with existing employees and vendors in the interim.

Richard noted that as part of the RFP Committee that ultimately recommended to TCMD that the YMCA be hired as both SDM and FMM he was extremely happy with the way the YMCA Group has hit the ground running. The CAC has learned from the SDM that certain savings have already manifested themselves due to vendor relationships already in place with the YMCA Group (e.g., 6% savings on certain janitorial cleaning supplies) and Richard noted that other monetary savings may be realized through the YMCA's contacts such as when selecting vendors to repair the Lodge's acoustical issues. Patience was encouraged during the transition period as things may be missed, but Richard encouraged the community to speak up during this process.

### **Lodge Great Room Update**

Scott let the attendees know that a committee had been formed consisting of 2 FV II residents, Scott and Bruce from the CAC, as well as Alex in his capacity as SDM. They were to hold their 1<sup>st</sup> meeting on 1/11/22. The committee will initially focus on the aesthetics and character of the Lodge Great Room with a focus on appropriate furnishings and décor to best approach what was "promised" in marketing materials from Oakwood during build out of FV II.

The Committee will not be deciding on the acoustical issues as that will be handled separately. Since the aesthetics/furnishings came in 2<sup>nd</sup> during the recent Lodge survey process, that is why that will be the Committee's focus. But the Committee will look for ways to accomplish into the future all the punch list items listed in the recent survey using its collective knowledge, creativity, and thoughts, together with the assistance of the YMCA Group. Unfortunately, with the money provided by Oakwood and money left over from prior capital budgets, most of the \$20,000 available will likely be used up to fix the acoustics, even with savings that the YMCA might find.

### **2021 Capital Projects – Status**

Pool Overhead Door Replacement with Sliding Doors was a project where AI had provided a lot of information to Timberline early in 2021, but nothing was followed through by Timberline until July. It was then decided to wait for the SDM transition to complete the project, but getting the YMCA Group fully onboard took longer than expected. The CAC will be discussing this project soon as part of the transition process to get it going forward.

Solar system Investigation for The Clubhouse and The Lodge has consisted of looking at Active Panel Installation on both buildings, including aggregation of generated power vs. Community Solar Options (solar farms providing power to subscribers). One proposal has been received for Panel installation from Solar 4 Planet A that consisted of a lease proposal that takes advantage of tax benefits that FV/TCMD doesn't need as a tax-exempt entity. The idea is that the lease payment would be based on potential tax credits for the vendor. The YMCA Group has suggested that other vendors that it was aware of be contacted to broaden the search for proposals.

## **2022 Capital Projects List**

Al noted that there was \$20,000 in the 2022 Budget for Capital Projects in FV. The CAC still has the results of the last survey of capital project priority that was conducted. But the CAC is soliciting additional Capital Project suggestions from the community. Folks are requested to send suggestions to the CAC email/contact at: <https://www.fvcac.com/contact>. A mention was made of sound panels for Clubhouse Great Room during the meeting and Al noted that those were way down the list of priorities from the 2021 Survey of Capital Projects.

### **CAC soliciting interim member of the CAC to fill a current vacancy**

Al informed the attendees that due to the resignation of Anthony Mattie; the CAC was soliciting interest in filling an interim appointment to the CAC until the next election at the end of August. This was mentioned in the December CAC Newsletter sent to the community. A couple of interested residents have submitted their names, but the CAC is asking for a few more folks to hopefully express their interest before the CAC appoints an interim member. If anyone is interested in being considered for that position, they are asked to contact the CAC via: <https://www.fvcac.com/contact>.

### **Resident Question Regarding Construction Signage at Jebel Entrance to FV II**

Al noted that the last closing after full build out of FV II took place in August 2021. But the active construction signs installed by Oakwood remain at the entrance. Al sent an email to Oakwood about the signs, but they were still there in October, so a 2<sup>nd</sup> email was sent to a different Oakwood contact early this year. That person replied to Al that the person had contacted someone else in Oakwood and that hopefully the signs will come down by the end of this month.

### **Questions?**

Raina B asked when the pool and hot tub will be cleaned. Al informed the attendees that the YMCA vendor was working on that issue in conjunction with getting their FMM onboard to get it scheduled. Laurel thanked Alex for his work over the time he'd been Lifestyle Director and hoped we'd still be seeing him around. Alex noted that he'd put his office hours in the latest Newsletter and that additionally he'd be doing regular "inspection drives/walks" through the neighborhood as part of his SDM duties. Gail B also thanked Alex for his efforts.

A resident asked how YMCA staff were handling interior masking requirements. Alex noted that masks are now required inside The Clubhouse and The Lodge unless one is actively eating or drinking, when not just with members of one's immediate family, and when not actively swimming or using the hot tub. Masks are required to be worn while using exercise equipment or in exercise classes. He noted that staff do remind folks of these requirements and that no one has yet had to be given a 3<sup>rd</sup> warning about improper mask usage. Bruce M asked for clarification of the Lifestyle Survey purpose. Alex noted that it was to find out what worked and didn't work over the past year and to garner suggestions for future programming or improvements in how programming is conducted in the community. Al noted it was akin to a performance evaluation.

Kel K had some questions about the Lodge Punch List issues regarding exterior improvements. Al noted that the survey listed priorities from the punch list. He also noted that there was a finite amount of money available to address the items, so the plan was to follow the survey preferences. He stated that the items on the punch list will not be forgotten, but it will take time to accomplish them all. Scott asked Kel to send the CAC specifics regarding punch list items, particularly on the exterior, that he was concerned about using the contact link (<https://www.fvcac.com/contact>). Scott expressed the hope that there may be creative ways to get the “most bang for our bucks” regarding the punch list items and that the CAC is not forgetting any of the items on the list. Kel noted that the drawing and plans submitted to the city included things like bike racks and trash enclosures.

Laurel had questions about the Handbook Revision process. Al pointed out that with new SDM has been informed of some of the issues. All parties (CAC, SDM, etc.) need to be aware of the proper process for making any changes. Bill Schmidt will be the TCMD’s contact for understanding the proper change process because TCMD approval will likely be needed for any changes. The YMCA Group has already pointed out that for its protection and the protection of others, changes are likely necessary. The CAC renewed its request that specific verbiage for Handbook changes be submitted to the CAC using the contact link (<https://www.fvcac.com/contact>).

Kel wondered whether there could be some consistency put into the Handbook re: age requirements. It was pointed out that residency restrictions were different under the covenants in FV I and FV II. The covenants would be extremely difficult to change, and the Handbook should not have inconsistencies. It should be noted that it was the last Handbook revision that created the inconsistencies re: age restrictions, where all valid residents, regardless of age, of FV likely should have access to all amenities in FV. The amenities usage age restrictions contained in the Handbook are not contained in the covenants. The Handbook revisions cannot change anything related to covenants.

Blair K asked Murray for an update re: \$2.9 million and \$555K TCMD/Ebert budget items. Murray noted that both remain unsettled, but that Ebert is working on rectifying the issue surrounding those funds. Ebert has determined that the monies have not been spent at this point. The issue of approvals and transparency re: those monies have been discussed in certain work products, but nothing is settled yet. Bill S noted that certain road work was being discussed at an upcoming TCMD Board meeting that was to take place on 1/12/22, but he was not sure of the actual agenda. Murray reiterated that Ebert is the financing district and TCMD is the operating district.

**At this point, the main meeting adjourned at 11:15 a.m.**

After the meeting adjourned, Al led a further discussion, using the attached color-coded map, concerning where certain funds are expended within FV as to TCMD common area property – Ebert taxes used for maintenance costs (light green); TCMD buildings, facilities, and adjacent property – FV tax money specifically spent at those locations (pink); Bungalows – separate fees collected from owners specific to Bungalow landscaping and snow removal (yellow); Denver/High Line Canal property (very light green); and the Golf Course – TCMD owned, but Golf Course concessionaire pays for maintaining (dark green). He suggested using the work order process

through Westwind to have items in the TCMD common areas maintained/repared. He also believed that TCMD would be responsible for making any improvements to the “beaches” area using monies from the 17 mills it receives for operations every year. He believed that Timberline has a map showing location of all TCMD maintained fencing.

**Next Community Meeting - Saturday 2/12/22 at 10:00 am – in-person and via Zoom**