

CAC Community Meeting Minutes 7-9-22

The CAC Chairperson, Al Morie, opened the meeting at 10:04 AM via Zoom with a live audience at the FV Clubhouse multi-purpose room with 26 people, plus 4 board members, and 19 residents on the Zoom call, as well as Shane, Alex, & Scott. Al (moderator), Becky (recorder), and an extra laptop in the room streaming video, attended via Zoom.

Committee Member Attendance

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

We ask that you refrain from having side conversations to prevent our sensitive microphone from picking it up and making it difficult for folks on Zoom for hearing. We will take questions after each presentation so please, stand up, state your name, and speak up so everyone can hear.

Al introduces the CAC Members & Responsibilities

Al Morie – Chair
Scott Farron – Communications & Website (*on zoom; not feeling well*)
Richard Gaito
Murray Hawthorne (traveling)
Amani Ali
Becky Schreiner – Recorder & Newsletter

Budget

We were planning to talk about budgets; however, we are not ready to do that so deferring to the August meeting. The 2022 budgets can be found on CAC website.

Excel Energy

Michael Sapp, State Government Affairs for City and County of Denver
Grace Lopez, Local Area Manager for City and County of Denver
Steve Wishart, Technician Expert on Time of Use Smart Meters

Al: We will first see if those on Zoom or in the audience have specific questions for Excel.
RowIn: How will Solar be implemented and integrated into your system?

Steve: We had several solar interveners who participated in our Time of Use process. Colorado Solar & Storage Association (COSSA) was very active and concerned with how Time of Use would impact customers with solar power. A structure called Net Metering is where you have extra solar that imports into the grid. Typically, you will have access solar during high peak which results in higher credits. Estimated 10.5 cent to 12 cents.

Laurel Mills – We are planning on getting solar and currently have a Smart Meter. – how will existing Smart Meters work with solar and Time of Use?

Steve: Existing Smart Meters will work with new Solar installations.

Zoom: Can you switch back and forth from Time of Use rate to Flat rate?

Steve: You are limited from switching between Time of Use and Flat rates (Opt. out) to once every 12 months. Once the Smart Meters are installed you are automatically put on the Time of Use rate. However, a simple phone call allows you to switch to a flat rate.

AI: Literature states there is an extra surcharge every month if you switch from a Smart Meter to a Regular Meter.

Steve: There is a difference in switching rates and switching meters. A simple phone call you can switch rates from Time of Use rate to Flat rate at no extra cost. However, if you want the Smart Meter (WiFi) changed back to a Regular Meter (Not WiFi) there is a monthly fee for manually reading meters.

Bruce Shibles: Smart Meters were installed in the spring – do we have to call to have the Time of Use rate turned on?

Steve: There is a set transition schedule and those who have Smart Meters will be switched over automatically in October of this year.

Bruce Shibles: If we have the Smart Meter, can we call to get on the Time of Use rate sooner than October?

Steve: Not sure – do other Excel experts in the room know the answer to that?

Grace: We are not doing that at this point.

Steve: You can still see your Time of Use usage online; however, the new billing rate will not be implemented until October.

Zoom: Will the 1:00 PM to 7:00 PM rate remain the same going forward for high peak?

Steve: Our agreement with the Rates Commissioner states no changes before 2025.

AI: Is Time of Use available online?

Steve: Yes, you can go online to My Account where you can see and download usage from 15 minutes to 3 months.

Marlese: Are Smart Meters automatically installed or do you have to request it?

Steve: They are on a scheduled rollout based on specific areas.

Linda: We have solar, but do not have a Smart Meter installed - will we get before October when the Time of Use rates are implemented?

Steve: We are targeting for 2023 to get all Solar and non-solar residents outfitted.

AI: The handouts have a photo of what the Smart Meter looks like.

Debbie Casey: What about Smart Meters rolling out in other areas of Denver. A family member in a Condo building has the Smart Meter; but, how do they know when Time of Use starts? Is it on the website?

Grace: Smart Meter rolled out in Denver Q3 2021 and a bit confusing as some get and some do not. Contractors are rolling out, but not sure how they are going about it. You should get a

postcard in the mail that explains everything. Typically, you get the notifications 90-60-30 days prior to a Smart Meter installation, and it is the same for Time of Use billing. Some people are getting email notifications as well. There were some that got Smart Meters installed in 2021 and the Time of Use rates for those meter installations started in April of 2022. Now is a good time to start tracking your usage on line to understand how you will be impacted and benefit from Time of Use billing rates during off-peak, mid-peak, and high-peak hours. It is also a good time to invest in a Smart Thermostat and there is a rebate for them.

Amani: I didn't get the notices. I received one card about a contractor coming out, but that was it. I think Excel should go back and check if postcards were sent out and resend.

Grace: I will go back and look at that, plus send out additional information about the Smart Meters and the rollout plan. In addition to that we are doing a campaign to inform communities through their HOA's and other community events.

Kel: Excel has an updated new and improved app for Smart Phones. Residents can educate themselves and see graphs showing high and low peak usage.

Grace: Once you get a Smart Meter you can see Time of Use usage; however, you will not see the new billing rates until October.

Brenda: Can you provide information on how to download the Excel Energy App?

Al: We will send it out to everyone. (See below) I have a solar system now, but no Smart Meter yet. Is the app able to show and compare cost?

Steve: You cannot do a cost comparison per our settlement with the Rates Commissioner.

Excel wants everyone to stay on Time of Use and not compare yet, but it will be provided in the future.

The site to download the Xcel app for iPhones is <https://apps.apple.com/us/app/my-xcel-energy/id1551712841>

The site to download the Xcel app for Android phones is <https://play.google.com/store/apps/details?id=com.mysalesforce.mycommunity.C00D1U0000011ttVUAQ.A0OT2R000000GoeAWAS>

Debby: I choose to opt. out of Time of Use because it was so unbearably hot during peak hours (1-7). However, they did not tell me that me I was not on Time of Use billing yet. I assumed once I got a Smart Meter, I was already on Time of Use billing. Nor, did they tell me the billing would not start until October. It has all been very confusing.

Steve: Residential Optout moves you from "R" to "R Optout". When you are on Time of Use, you do not have to change your behavior. It is there for those that want to make behavioral changes and save on their bills.

Al: Will staying on Daylight Savings time change the Peak period times?

Steve: No, they will continue to be from 1:00 PM to 7:00 PM.

Debby: So, when I changed from 'R' to "R OptOut", does that mean I am being charge a penny more per kWh?

Steve: No, they are Identical.

Amani: This is a golden opportunity for Excel to improve customer support communications with customers and how they respond to customer questions and concerns.

Steve: I have made a note of that and will address with our customer service department.

Michael: Thanks everyone for your feedback and for holding us accountable.

Al: I will send out an updated Power Point presentation and PDFs that Grace provided, and the link for the Excel Smart Phone app.

Debra Magelio: Are there Excel resources for good Solar contractors?

Steve: That is something you will have to research and compare on with Solar experts.

Al: I have created a excel spreadsheet to do cost comparisons for rates, if anyone is interested.

Richard Gaito: Thanked Amani for making the arrangements to get Excel Energy to come speak to our community.

YMCA Senior Vice President.

Kimberly Armitage

Kimberly has been with the YMCA (Y) for 30 years and recently spent some time with some FV residents to go over issues, concerns, etc. The "Y" is working to bring events and activities back to a pre-covid level. Alex took over Sub-District management activities in January which include landscaping, building maintenance, & budgets. Copies of the Y contract does not include an addendum that was done because of covid and the Y will get that to us. The Y is going back to pre-covid operations and adding to staff members. Julie starts next week, working evenings, and overseeing other activities. FV social committee started about month ago and the Y staff members will be working with them. The Y has other concerns on how we can all work together better in harmony. The Y will provide six large social events per year, one being the 4th of July event we just had. There will be input from the social committee to bring back other events based on budgets. More information on the budget and the changes to the social committee budget will be presented at the August 6th CAC meeting. The Y will be adjusting staff hours and providing additional staff.

Referring to the Scope of Services map there have been concerns with landscaping and the areas in shown in pink (Lodge & Clubhouse) and yellow (Bungalows) are the only areas the Y is currently responsible for. The other areas in light green are the responsibility of the TCMD/Timberline. Kimberly plans to attend the TCMD to understand what is going on in the other areas and communicate that back to FV residents. It has been an area of contention with the Y staff being confronted about these areas and residents get frustrated because they do not have answers. The Y is here to work with the community and we all need to be nice to one another and work together. Kimberly recently met with several residents to understand history, issues, & concerns. Many were selected because they have lived her for a long time, have had conversations with Shane or Alex, or had issues and concerns. Kimberly felt the meetings where helpful and gave her a better understanding of how to move us forward as a community. The CAC is an advisory board that communicates with the TCMD. Things in Rules and Regulations in existing Resident Handbook is followed to the "T" by the Y. The Y has heard loud and clear that there are concerns with some of the Rules and Regulations. The Y will be working with the TCMD to look at changes to the Handbook Rules and Regulations to better meet the desires of the community. How the Clubhouse and Lodge are used is somewhat up for interpretation and we will get input from the community and work with TCMD. We need to

address how aggressive behavior will be handled and the Y will provide examples from other communities to the TCMD. Bill Schmidt with the TCMD is the liaison for Y. The Y took over Metro District responsibilities, primarily with Alex as the Sub-District Manager. A software system, Dudes Solutions, is used to track work orders, assets, equipment maintenance inspections, and due dates. Reports have been provided by Alex, who recently sent them out, with current status. *Alex, was going to speak, but was experiencing audio issues in the room.*

John Partilla stated the report Alex sent out is excellent and encouraged everyone to please read. He also mentioned that this is post covid please consider having Alex present to speak in future meetings. Kimberly agreed and stated that the CAC or Alex can help if anyone has any questions about the budget. There is a link in the newsletter to the ClubFV.com website with information on how to contact the Y and submit work orders. There are phone numbers on the map; however, please do not use the Emergency Numbers if it's not an emergency.

Q&A

Laurel: Why are events like cards, bunco, & other games counted as Y events when they are organized by residents?

Kimberly: We are reevaluating this and have heard loud and clear about this from others.

Kelvin: Who is responsible for Bungalows landscaping?

Al: Alex helps manage all the Bungalow landscaping (areas highlighted in yellow on the map).

Brenda: Can someone update the note on the office door with actual Y staff hours?

Kimberly: Yes, that will be done Monday.

Bruce M: Who is responsible for common areas?

Al: That is West Wind and Timberline – you can submit a workorder to West Wind.

Bruce M: What is the redline boundary on the map?

Al: Light green is West Wind and Timberline and the redline boundary should be part of that.

Bruce M: We are paying money for that and it looks terrible.

Bruce S: I recommend attending the TCMD meeting on Monday to address.

Cecily: Who is responsible for the fence and gate at the main entrance on Dunkirk? It looks terrible.

Al: It is part of the common areas that TCMD/Timberline are responsible for.

Kimberly: I will ask the TCMD how the Y can help with these areas, working with Bill, and hopefully the Y can eventually take over. This is an area of contention and we want to see what we can do to make you happy.

Gail: I suggest that we submit \$5-\$10 dollars to help with having more social events.

Bruce: Not a bad idea; however, we contribute through our taxes about \$170 a month, per household, and we hardly had any events for a couple of years. Seems we are getting less for our money and cutting back on what we have had in the past. Need better accounting for the money allocated from our taxes for club activities.

Kimberly: We have the capability to review bills and are now looking at more events.

Deb Magelio: Beaches are part of the light green areas and I was cutting the weeds in the past, but don't want to do that again. I do not have the same issue with Jerry (Timberline) and just called him and someone was out the next day.

Blair: Did we our money back for the overpayment for WTS back?

Al: The CAC is still hounding TCMD for the \$4K.

Blair: Did the damage to the building get paid; approximately \$40K?

Al: Yes, it was paid by the insurance company directly to the contractors. Timberline has nothing to do with Sub-district 1 and 4 anymore. The Y has taken over these areas and the only areas Timberline is responsible for now is the common areas that are TCMD property.

Kimberly: We want to improve the communications across the board and build a relationship with TCMD/Timberline. It is obvious this is a sensitive topic and the Y will do what we can to improve.

Bruce W: Finally got to where we should have been with our problems. I think the Y's hands are tied by Jerry (Timberline) and we have complained about him forever. We need to agree to get an attorney.

Kimberly: We can help and have been successful in the past. We have made improvements, with on staff maintenance and in other areas. I do understand we need to make improvement with events and activities. We need to move forward and this will take time. You are in a transition with the builder moving out and this can cause things can get rocky. I have experienced it with other communities and try to stay positive and not get angry.

Richard: The anger toward Timberline, who works for TCMD, needs to be taken to TCMD. You need to show up at TCMD meeting on Monday and share what your issues with Timberline are and with the common areas. We heard what your issues were with Timberline months ago and that is why the Y is here now.

Gail: Attend Ebert Board Meeting too – they are retaining Timberline (Jerry).

Bruce S.: Ebert board – December sent an RFP to Timberline; however, they did not respond.

Kelvin: Want to thank Alex. I contacted Alex about the black fences need repainted. I asked him he could be a liaison for us concerning the common areas that TCMD/Timberline are responsible for. Alex agreed to do this and I am very grateful.

Amani – Thank-You to the Y. In the past we did not see bills for 90-100 days. Now, we see bills, workorders, and budgets month; as well as the saving that the Y is providing.

Marlise: Communications is greatly needed so we know what is going on.

Kelvin: Can you give us an update on financials that will be covered at next Meeting. Why has it taken months to get?

Al: This last week we received information from CLA Accounting. It has been a real struggle and that is why we have not had anything to share.

CAC Bylaws:

The Bylaws are the governing document for the CAC to define their purpose and how they conduct business. The CAC has worked to clean up language, added a code of conduct, and roles and responsibilities. The updates were sent out to all residents showing all that was removed in red and all that was added in green. Residents were given until the 17th of July to provide feedback.

Some of the feedback received to date was under “Voting Procedures on Community Issues:” about “d) ... simple majority vote...” changes. Many thought the language was vague and they did not want to leave it up to the CAC to decide on the type of voting used. The voting types this referred to is priority ranked, multiple choice, or a simple yes or no. So, it is the intent of the

CAC to make it clearer to everyone, but please give us your feedback on how you think it should read. The other was under "Voting Procedures at CAC Meetings:", which refers to the work session meetings with the CAC members. We may have a vote among members to decide on how to move forward and is referred to as a quorum.

Bruce M.: Why did you feel the need to add a code of conduct and roles and responsibilities?

AI: It is intended to help the CAC internally decide who is responsible for what. Plus, to help anyone in the community considering a position on the CAC. Scott Farron also noted that the code of conduct was requested by residents.

Bruce M.: Why is the agenda sent out a day before the CAC community meetings? In the past it was 2 weeks before the meeting.

AI: The community meetings used to be quarterly and now it is monthly. We typically have a work session 5 days before the meeting, where we decide on the agenda. It is a timing issue and not perfect.

Bruce M.: There used to be a clause in Bylaws that stating something about CAC member attendance. If folks are not showing up to community meetings or work sessions they need to be replaced.

Kathy on Zoom: We should not be making or deciding on changes to the Handbook Rules Procedure or the Bylaws so quickly. These are extensive changes and should be put on hold until the new members of the CAC are elected.

Bruce S.: The Bylaws were last amended in March of 2021 and that might be where the attendance part fell off and that is also when the CAC went from 5 members to 7 members. I also feel that Bylaws are important especially for new members.

Bruce M.: I think the time to comment on the changes should be extended and the vote should not take place until the new board members are in place in September.

John P.: Take a vote now and table these bylaws till September.

AI: We will listen to the opinion of those present and will consider delaying the feedback of the Bylaws.

John P.: Let's vote count them and put them in the minutes.

AI: There are 4 on Zoom 22 in the room. However, we still need to hear from everyone in the community.

Debra: Can you clarify.

AI: Not fair that this fraction here today decides for community.

Debra: How will you reach a consensus?

AI: Let me try this again, we have asked for feedback on the bylaws. Previously, the community had no input, but we are putting it out to everyone to provide feedback and then we will modify and send out for vote. Everyone needs to understand the vote by the people here today only represents a fraction of the people.

Bill Schmidt: AI, I hate to disagree with you, but previously, when I was on the CAC, we did get feedback from the residents. We also gave residents more time to provide feedback. I think the part in the Bylaws from March of 2021 got dropped accidentally.

Bruce M.: We will all get a chance to vote on the Bylaw changes at some point; for all those that care about voting.

Mike Zappa: Gather feedback and CAC decides, this does not need Feedback deciding CAC.

Do not need 5-7 people on CAC. Community needs to vote and People that vote in direction of community. Know exactly what is voted on. No one is comfortable with the board deciding on these issues. It should be majority vote.

Al: Feedback is in reference to the language of the bylaws. Then the CAC will modify and then submit to the community for vote.

Kathy: Send out to people to let them know date is being extended.

Leslie: Agree with Kathy to give residents more time.

Gail: Several sent concerns about delaying the date prior to this meeting; yet, it was not brought up as a choice.

Al: It is just another feedback element and not more or less important than other feedback received.

Debra M.: Are we extending the feedback date?

Al: No decision has made about extending the feedback date.

Scott: Send your comments to the CAC website about extending the feedback deadline. The feedback will be tabulated, metrics created, and that will determine the decision process.

Walter: Resident that are not here do not know about our desire to delay the August 17th date for feedback on the Bylaws.

CAC Elections

Send an email to the CAC that you are interested running for the CAC; along with a short bio. You will need submit this by the next community meeting on August 6, 2022. At that meeting you will have an opportunity to introduce yourself and say a few words. Ballots will be sent out after the meeting to all residents.

Ebert Board Meeting

Bruce Shibles provided Ebert Metropolitan District updates. The last Ebert District meeting was held June 21, 2022 via zoom. District 11 provided updates on expanding 56th and mentioned lights will be going in at 56th and Ireland and 56th and Argonne; however, no specific dates. New board members and the elected new officers were introduced.

There was a call for nomination of an Ebert appointed representative to sit on TCMD. A mailing, e-mails were sent out, and it was published in the Denver Post.

There was a presentation by Debra Sedgeley about auditor approval.

Ebert is looking at changing District Manager and Accounting Services.

Executive session to discuss 2.9 million issue – board voted to direct attorney to pursue legal action with TCMD.

Town Center Metro District

The next TCMD board meeting is July 11, 2022 at 1:00 PM via Zoom. West Wind also emailed residents about the meeting.

Q&A:

Kelvin: What is the status of the proposed voting for handbook changes.

AI: We gathered the information, but our last work session lasted 4 hours so this topic was extended to our next work session meeting.