

Quarterly CAC Meeting Minutes

January 25, 2020 @2 – 4 pm

Bill introduced the CAC committee members: Bill Schmidt (Chair), Al Morie, Linda Parker, James Pierce and Sukie Kang.

Bill started the meeting by saying there is no specific agenda for this quarterly meeting other than listening to what residents have to say.

Bill stated Town Center will be voting at the next board meeting to change the snow policy after the CAC and many bungalow residents complained about snow not being removed from sidewalks, parking lots and common driveways resulting in unsafe conditions. Previously, Town Center had a policy of not removing snow if fallen less than 2 inches. The FV residents were unaware of this snow policy. He also mentioned the Town Center (TC) finalized the new rules and regulations regarding the FV Clubhouse and Lodge and would distribute the new rules soon. Residents were to contact the CAC for any rule changes they would like to make, and the CAC would collect them and periodically pass them to Town Center for them to consider. To improve the communication with residents, CAC will be sending out a survey in February using Survey Monkey. He asked the residents to provide suggestions on what to include in the survey.

The Ebert Board has 4 vacancies and Bill asked residents to apply. Applications are due by February 28, 2020. The election will take place in May.

Rep. Coleman scheduled a Town Hall with FV residents to discuss Metro District governing issues. The meeting was scheduled for January 31, 2020, 6-8 pm at Ebert's.

Al Morie spoke regarding the snow not being removed within 24 hours for sidewalks adjacent to TCMD owned property and for the Bungalows residents. In Fairway Villas, currently about 34% of homes are owned by bungalow owners. (At build-out, bungalow units will make up approximately 29% of the total units) The Town Center snow policy says there is no snow removal if snows less than 2 inches. This is contrary to the Denver City ordinance. Denver City requires snow removal within 24 hours after stopped snowing for residential sidewalks and within 4 hours for commercial properties regardless of the amount of snowfall.

Al sent emails to Town Center, Timberline and Westwind regarding the lack of snow removal. Bungalow owners recently had a meeting and also submitted a Petition requesting the snow be removed from sidewalks and common driveways regardless of the amount of snowfall. Bill arranged for a meeting on the Town Center should also communicate better with the residents regarding any changes in their policies, and with the Bungalow owners about changes in fees.

At the last CAC meeting, Craig Wood motioned to disband CAC. Jack Sargent also wanted to disband CAC citing CAC had lost its purpose which was only to be a liaison. Kathy Wood wanted to disband CAC because CAC didn't ask the residents for input for capital expenditures. She also didn't want to attend the negative meetings anymore. There was a brief survey of CAC disbandment at the meeting. Out of about 50 attended, 7 voted for disbandment of CAC. The rest wanted to keep CAC.

Rogene asked Kathy a question why she wanted to disband CAC and what alternative entity should be in place if CAC was disbanded. Kathy replied that the subcommittee overstepped the boundary. For example, the pool was shut down because the city got involved. She stated the purpose of CAC was to be a liaison to Oakwood. She didn't provide information on what should replace CAC.

Bruce Michalowski and other residents didn't want to disband CAC because we would have to start over again.

Dolly Baldwin said no one asked card players for input regarding the new table picks. Sherri Wolin responded she showed Dolly the new table options at the Clubhouse.

Other residents said:

1. Home owners to read the articles about Metro Districts (MD) that CAC emailed out. The articles are also posted on www.fvcac.com.
2. We stop infighting.
3. Some thanked CAC for the MD primer and the hard work CAC put in.
4. Some asked not to create another committee. Just improve the process via changing bylaws.
5. CAC improve communications.
6. Jack said he worked on the CAC bylaws. The founding CAC members specifically wrote the bylaws not to have power - just to influence and collect info and pass on. For example, CAC should make the monthly expenditure report available to the residents but not to question or take any action on any items.
7. John said he could facilitate talks with Jerry with maintenance issues. Jerry hired Julio to perform maintenance work for the clubhouse. Bill said he was not informed of Julio.
8. There was a motion regarding residents not to talk to vendors or Jerry. Jerry charges \$105 per hour. It passed.

Community Updates

1. Murray Hawthorne gave information on how to get free radon test kits from the Denver Department of Public Health & Environment. For a free test kit, visit www.colorado.gov/cdphe/testing-your-home-radon. [As of February 1, 2020 Denver Department of Public Health & Environment no longer provides the free test kit due to overwhelming responses.]
2. Gail provided updates from Stacy Gilmore's office. Stacy is aware of the road conditions. Tower and Pena Boulevard access is to be completed in 2020.

3. Peter Parker provided financial updates. Our community is 7 years old but has no reserves. Next year we will have \$19,000 in reserve. The Finance subcommittee is looking into permanent reserves. There are only 20 homes remaining to be built in FV. The WTS budget is \$181,000 with a 10% increase each year. WTS is responsible for clubhouse operation but not for maintenance. There won't be developer contributions from Oakwood once the remaining homes are sold out. \$60000 goes to Timberline. With the money spent for Accounting, WTS, Timberline and a few other items, Overhead and Management represents about 40% of our budget.

Meeting adjourned at 4 pm.