

CAC Community Meeting Minutes 8-6-22

The CAC Chairperson, Al Morie, opened the meeting at 9:58 AM via Zoom with a live audience at the FV Clubhouse multi-purpose room with 27 people, plus 6 board members and Kimberly Armitage. with the YMCA, and 18 residents on the Zoom call, as well as Shane & 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 – present
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*)
Richard Gaito
Murray Hawthorne
Amani Ali
Becky Schreiner – Recorder & Newsletter

Budget

Al shared a spreadsheet on the budget information that was emailed out with the agenda. He shared about history of budget process when he first joined the CAC 3 years ago. It was a mystery in previous years in terms of how it got developed. In the fall of 2019, a couple of CAC members, got invited to participate in the budget discussions. They learned it was a document based on previous year actuals, plus increased for inflation. Fast forward, last year in the spring an RFP was put out for new SDM and Maintenance Manager, and the TCMD asked CAC to get more heavily involved in the budgeting process. It was an opportunity to find out more about what was behind all the numbers. The CAC got information from the accounting firm and it took a while to unpack; only to discover things were inconsistent in what chart of accounts they were being posted to month to month.

The Finance Committee came up with a new chart of accounts and worked with the CLA information and split everything into proper accounts. With the efforts of AI, the Finance Committee and the SDM the 2021 budget was a vast improvement. Going forward the CAC and Y will be able to share the information with the community on a regular basis. The CAC and TCMD reviews bills with Alex monthly before they are approved for payment. Alex has done an outstanding job and it is a huge improvement. We now have a real handle on the money and how and where it is spent.

The Spreadsheet is a summarization of 2021 budget. Property Tax Revenues that come into the the two sub-districts are combined, and for accounting purposes SD1 is where operations for the Clubhouse and Lodge are accumulated. SD4 is primarily related to Bungalows only. Revenue comes from Property Tax, Ownership Tax (automobile taxes), and Net investment (interest on community money sitting in the bank), and Miscellaneous. Expenditures side includes administrative cost outside SD1 for CLA (TCMD), County Treasurer for tax collection fees (1%), Miscellaneous, and Contingency.

Blair: What about insurance?

AI: Insurance is taken care of by TCMD, and funds are sent to them by Ebert District.

Blair: Is there a transfer fee when you sell your home?

AI: The transfer fee applies to all residential sales for a home in the Ebert District; not just Fairway Villas, and to goes to GVR foundation and Oakwood Homes (The transfer Fee is 1/2 of 1%).

Bill S.: It is a TCMD issue and in their budget.

AI continued with expenditures that include SDM service (Alex), Program Management services (Shane), Facility Maintenance (Scott), Club operations, Maintenance. Repairs, and Capital Expenditures. He reviewed the budget for SD4, and then the 2022 budgets for both SD1 & SD4. By end of Year with all combined there will be \$154K in excess. Depending on Revenue, Expenses, Fund Balances, Emergency, & Capital Replacement. Flexibility for this year and next year. This will possibly allow for more to be spent on ramping up social activities.

Louis Kennedy – over and under budget is opposite. AI will correct.

Debbie McClung – will excess be used for the Lodge?

AI: Oakwood came up with an allowance to pay for items in the Lodge. We have been haggling with Oakwood for forever to let them know the allowance was not sufficient.

Judy L.: Never heard about the Transfer Fee.

AI: It is in the declarations and will exist as a line item in the closing statement.

Kimberly: It is section 7.1 in the declaration on CAC website.

Gail: I want everybody to know I have never seen a transfer fee like this. Then the issues with the acoustics in both the Lodge and Clubhouse. Can we sue Oakwood as this is part of the Sub-district abuse?

Questions:

Kelvin: Is the 14K allowance included?

AI: Not in this budget, totally separate issue.

Judy L.: What about the 2.8 million?

AI: The issue with the monies between Ebert and TCMD is totally outside SD1 and SD4 budgets. It is an issue strictly between TCMD and Ebert.

Richard G.: The progress in the last year and all the work the Y has done is outstanding.

Kudos to AI, Alex, & Kimberly. The YMCA is 100% on board to share the budget and make the improvements we have been asking for.

The YMCA will actively be involved with the budget going forward. If you have questions, ask AI or Alex. FYI - both Alex and Shane were planning to be here in person; however, Shane has sick kids at home and Alex traveled to his grandfather's funeral.

CAC Election Candidates

The four positions that are up for re-election are Scott Farron, Murray Hawthorne, Becky Schreiner, and one vacancy.

All candidates introduced themselves, shared their experience, and why they want to be on the CAC.

Nannette Stanley (Present)

Feels FV's is a wonderful community and a great place to live. She would appreciate your vote and believes there is a way to formulate what we do and will continue to make it a great place to live. She was a Compliance Officer for a number of banks and helped them turn them around from being a failing bank to a profitable and successful bank.

Questions:

Lewis: Have you ever had experience working with District Management or an HOA?

Nanette: No, I have not; however, I am interested in learning more.

Debra Meglio (Present)

A 7-year resident of FV's, who retired during Pandemic giving her an opportunity to self-nominate to serve on the CAC. She is active in the community and cares a great deal about what goes on and what will continue to go on here. She served on an HOA at Shenandoah on Smokey Hill and worked on the architect and landscaping committees and other boards over the years. She also held fiduciary roles at IBM, Bank of America, and the health care industry.

Questions:

Scott: Are you a resident of Section I or Section II?

Debra: I am a resident in Phase I.

Lewis: CAC is an advisory role and has limited control – how do you see your role?

Debra: I am a representative of the residents. I am not here to push my personal views or opinions; although, we all have them. I am here to listen, offer advice, and consult with residents. I will represent the desires of the residents and recommend to the governing boards.

Blair: Where did you say you retired from?

Debra: I retired from Cold War Patriots, a company that represents the health needs of those that served our country in nuclear facilities. It helped them to get the health care & financial care they needed.

Mike: Since living in FV II and active in both I and II there has been some dialogue about Phase I versus Phase II. What is your view on this dialogue.

Debra: I welcome everyone in Phase II and feel we are one community. I spend as much time in the Lodge as I do the Clubhouse and feel we are all one community, and do not see a difference.

Kelvin Klink (Present)

A retired Engineer from the Boeing company and has been a resident since 2016. He has extensive knowledge of past and present issues of the community. Served on financial subcommittees and brought to light many financial miss-charges. Contributed to the RFP's for SDM and knows the details of the contracts. He became familiar with all the entities that make up this community (GVR, EMD, TCMD, Oakwood, Etc.) and rolled up sleeves and did the research. He embraces the whole community regardless of what Phase of FV.

Questions:

Gail: Thanked Kelvin for all his work over the years. He knows more about the innerworkings of this community than anyone.

Judy: I want to second what Gail said and I am amazed of what Kelvin knows about community and the facilities.

Scott: Are you currently serving on any other boards at this time?

Kelvin: No, but I have submitted my name as Ebert representative for the TCMD board and I self-nominated for the Joint Landscaping committee.

Murray Hawthorne (Present) He wanted to limit his discussions to the CAC only as he is involved in other things outside the CAC. If questions to things outside the CAC, he will be happy to hang around to answer questions after the meeting. His primary concern in serving on this committee is to ensure all households are represented. He has heard comments that disturb him, that people don't participate or don't care. It bothers him deeply because some people can't participate, or don't know how to participate, or are not savvy to the different means available to reach out to people. He does not want to overlook others for smaller narrower interest. He wants to look at entire community as a whole; that is how he acts and thinks.

He has been with the CAC for a while and they know how he thinks, researches, and his critical thinking.

Questions:

Bill: TCMD is actively involved in moving some Subdistricts out of their control. There is likely to be some friction between TCMD and EMB, FV and EMD, and TCMD and FV. How are you going to handle these conflicts of interest with wanting to be on the TCMD?

Murray: I said I wanted to limit this to the CAC only.

Bill: If you are on the CAC, I want to know how you are going to deal with those conflicts of interest?

Murray: We are going to work the problem.

Bill: In the past you have made a number of nasty comments to residents. Including two comments that offended people on the TCMD meeting chat session. I want to know if you are going to change your attitude?

Murray: Can you give specific examples.

Bill: Yes, when Rogene was making a point about something you made a comment that she was babbling. When Gail was making some point's, you made some comments that were questionable. There is an email floating around that you sent to someone in this room after the election and it is one of the nastiest emails I have read.

Murray: I did not author that email.

Bill: You're the one that sent it from what I heard.

Murray: I did not author that email.

Bill: I am just trying to express concerns residents have about comments you like to make.

John: I think this is inappropriate. Thank-You Murray.

Rogene: Were you the author of that email?

Murray: I think what I said was I found it on the Internet.

Scott: As a current CAC member and someone that has been on the CAC the last 2 years; what are your top two priorities?

Murray: One – making sure there is adequate representation from all the households regarding community matters. Two – watching out for our facilities; making sure they are clean, maintained, and a place where people will want to enjoy.

Scott: I agree. Thank-You for your service on the CAC.

Laurel: Speaking of reasons people want to come to the Club house and Lodge is one event we did every year was the Craft Fair. I want to know how you are going to support us doing such a fun outreach event.

Murray: I have never said no to the Craft Fair.

Laurel: You have not made it easy.

Murray: I said, No Public.

Bruce Michalowski (On Vacation – On Zoom) A resident of FV's since December of 2013. He helped write the original Community Bylaws and was a member of the first CAC. Spent 5 years in the US Army and retired as a Captain. Graduate of the US Military Academy at West Point with a Bachelor of Science degree in General Engineering. Graduated on Dean's List. Has an MS in Business Administration from Boston University. Graduated with Honors. He worked in successful management roles throughout the early years of his career. Eleven years in direct sales, and seventeen years as a corporate training manager. He was able to successfully blend those different levels of experience, age, and personalities into a highly effective and successful team.

He believe his experiences has helped him to be a good leader, listener, team member and team leader, and consensus builder. He is a successful communicator and knows this is an essential skill to be a member of this committee, including, advising the Ebert District Board and the Town Center Board of our concerns as a community. He has enough financial acumen, from his educational background and business experience, to make sure the community knows where our tax money is being spent, and that it is being spent wisely. He is a passionate, expressive person who wants to bring that passion to his role on the FV CAC!

Questions:

Blair: What is your main drive in what you want to accomplish?

Bruce: To get a handle on finances and hold TCMD and EMD accountable on how money is spent. Half of our tax dollars are going to the two boards.

Judy: Will you consider running for president of the US?

Bruce: Thank-you for the compliment, but I am too fiery to be president.

Louis: What was your motivation when on the CAC early on and what is it now?

Bruce: Early on we did not have much of a voice with the Sub-districts so we formed the CAC so we could better represent ourselves as a whole community. Although huge progress has been made since then, we have slipped back a little bit. That is my motive for coming back.

Gail: I would like to see those elected put the residents first and not have a conflict of interest.

Rebecca Schreiner (Present)

Has lived in FV 3 ½ years and has filled an interim position on the CAC for the last 6 months. She took over the CAC Newsletters, took over the leadership role for the Lodge Sub-Committee, and has been the recorder for the majority of the last several meetings. She retired in May of 2019 and prior to that and in the first half of her career she worked in Purchasing for High Tech companies. She knows how to manage vendors, request quotes, and negotiate contracts. In the second half of her career, she worked in IT and supported software applications and understands Project Management. She loves living here and thinks it is a wonderful community, with fun activities and nice people. She really cares about this community and wants to serve the people of this community.

Questions:

Murray: You were heard saying that people who don't participate don't care.

Rebecca: We send out surveys to give people an opportunity to vote and many do not respond to these surveys. So, it seems to me they must not care about what is going on in the community. The people that are involved and do take the time to vote deserve to have their voices heard. This is a democratic society and that is my view.

Louis: Something I have heard is some people are not engaged. What are you going to do to get them more engaged?

Rebecca: We need to provide educational classes on technology on how to vote. I personally go up and introduce myself to new people I do not know. We need to continue work on ways to get the community more engaged.

Marlise: Becky single handedly has encouraged all of us to come to these meetings. She is getting more people involved than anyone I know.

Cynthia: You say you reach out, but what have you done to make sure phone number and emails are updated? And, how many have you personally contacted.

Rebecca: Alex has reached out to those that we do not have email addresses, Richard and I have talked about going door to door, and no, I personally have not gone door to door yet.

Scott: If there is one thing you would focus on next term what would it be.

Rebecca: Making sure the community understands what we are doing and giving them an opportunity to be involved in the decision making. I am here to represent the community and advocate on their behalf.

Walter Mills (Present)

Has lived in FV for over 7 years. Was a teacher on the east coast teaching high school and junior high for 32 years. It included industrial arts and technology education, like drafting, electronics, and computers. Ten of those years he worked part-time coordinating a 5-District distance learning system. In his last community he was President and Vice President of the HOA working with vendors, landscaping, and collecting bills. He was also the board president of town owned school day care where he was responsible for evaluating, hiring, and working with the historical district on a community expansion.

He feels FV's this is the best place he has ever lived. It is a great place to live and he wants to help it to continue be a great place to live. We all belong here and we need to work together, be respectful, and have a great time.

Questions:

Louis: In your experience with other boards, what is the most challenging?

Walter: Listening, working, and compromising with people. Many of you are probably wondering about my eyesight, but it will not be an issue. I have work with Excel forever and have tools that assist me and can read things back to me.

Timetable for the Election:

You will get an email about election with the candidate information by the end of next week. We will use Survey Monkey and it is one vote per household. The email will be sent to the primary resident. If we do not have an e-mail address for a specific household, we will mail the ballot to those residents. Multiple email reminders will go out and it will be posted on the bulletin boards at the Club, Lodge, and Mailboxes.

If you are not comfortable voting with Survey Monkey you can get a paper ballot from Shane.

All ballots will need to be cast by midnight Sunday August 21, 2022, MDT.

AI recognized Scott Farron for his efforts on the CAC.

Handbook Changes

Received comments from community and thresholds removed and it will be simple majority vote. It is now at the TCMD for review.

CAC Bylaws – comments revised language

Received comments on original draft and this is still in the process of being updated. In previous comments it was mentioned that the prior revision inadvertently removed a section for Member removal, which included language on attendance. However, it appears that language never made it into the final version that was voted on and approved by the Community. Laurel will send what she has to AI.

Other

Murray H.: Expressed concerned that if only 30 households respond to a vote and only 16 households vote in favor, then those 16 households determine what shall apply to the remaining 354 households. A system like that should chill you to the bone. A resident asked Murray how many households should be required to vote in favor of important changes. Murray stated that should be at require no fewer than 50% of all the households.... more than half of the households.

Debra M.: Understand, but every single resident is receiving a ballot and we talk to each other and encourage each other to vote. Just like it is our right to vote, it is the right of others if they choose not to vote. That is how it is everywhere in this country, and this does not chill me to the bone. Typically, only 30% of all household's vote.

Bruce W.: We elect our president with less than 50%.

Louis K.: Just something to consider as you go forward on this issue because there is a concern that so few can affect so many. And that would be to establish a 'vote' threshold that if you don't hit that vote threshold in the community of "X%", then changes cannot be made. Because this [referring to the Clubhouse] was a doorway that every resident passed through when they bought in, and those [referring to the Clubhouse rules] were in writing at that time. If we don't have a process that at least establishes some minimal participation at the community level, then it does lend itself to some form of tyranny.

Meeting Adjourned.

Next Community Meeting is scheduled for September 10, 2022.