

COUNTRY CLUB OWNERS ASSOCIATION

BOARD MEETING MINUTES

May 27, 2021 - 7:00 PM

Zoom Teleconference

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:00 pm via Zoom by President Mark Miller. Mark Miller noted a quorum of Board Members. Present included Mark Miller, Don Skadburg, Rick Parrino, Craig Rowles, Dan Thaden, and Paul Drey. Rhonda Ward was absent.

The board invited two solar panel installation companies to respond to two architectural review requests for solar panel installation. The first presentation was by Fred Maharry of One Source Solar of Ankeny. One Source Solar has installed solar panels since March 2015, they install for homes, businesses, and farms. The owner of One Source Solar is Todd Miller since 2013. Have completed many projects in Waukee and the Warren County project. Have installed 400 arrays to date.

CONCERNS AND/OR QUESTIONS FROM BOARD ANSWERED BY ONE SOURCE SOLAR:

QUESTION: What insurance coverage should owners have if it catches on fire and if parts blow off?

ANSWER: All customers get insurance on their array for fire, lightening or hail. Owners should get a rider on their homeowners insurance policy for extra coverage at a cost of 5.00 to 6.00 per 1,000. They have had no issues with fires to date.

QUESTION: Is there back-feed protection in case the power goes off and the solar panels are producing power back into the grid?

ANSWER: Grid tied system. When MidAmerican Energy goes down the inverter has an auto shut off. This is a precautionary measure so no one with MidAmerican Energy is shocked or electrocuted. When the grid goes down the inverter and solar array go down. All installations are inspected by MidAmerican Energy.

QUESTION: What is ongoing maintenance and who pays for that if the homeowner is unable to pay for this cost?

ANSWER: Very little maintenance on solar panels. No moving parts. Array is good for 20 to 35 years. One Source provides a free service contract for five (5) years. Less than 100.00 per year after that. One Source assists by monitoring through smart phone, or laptop to view. If panel is dramatically different in color, it will trigger replacement of panels. One Source assists in monitoring and maintenance.

QUESTION: Life expectancy of the panels?

ANSWER: 35 years or more.

QUESTION: How will technology change in the future will panels change in appearance?

ANSWER: Panels are becoming more and more powerful, which means they can do more with fewer panels. We will see more done with batteries and storage. Downside is the cost. Solar panels are expensive, but price of solar has come down since 2011. Batteries and storage have not gotten to that point.

QUESTION: Installation of panels: experience of crews performing the installations?

ANSWER: Crews are experienced and NABCEP certified. They are extensively trained, and they must pass tests to become certified. All installers are employees. Their installers are very professional, courteous, and clean up after themselves.

QUESTION: Source/type of panels and inverters being used?

ANSWER: Panels on this array are made in Vietnam. Not the cheapest but are the highest quality. Inverter is the brain of the system. Solar Edge inverters are made in Israel. Warranty is 12 years. Direct current optimizer. If one panel does not do well it can affect the entire array. It is important panels all are performing the same.

QUESTION: Decommissioning costs: who pays in the worst-case scenario?

ANSWER: Never had a worst-case scenario. Lots of owners thank for saving energy and expense. Owners would pay for decommissioning cost.

QUESTION: Structural challenges – weight loads?

ANSWER: These panels are light weight 6 1/2 x 3 1/2 wide, 56 lbs. Long and skinny. 2.8 pounds per square foot of weight on the roof. Roofers have never expressed concern on damage to roof. Always check trusses for bearing weight. No modifications are needed to the truss system. Make sure there is a buffer area around the outside of the panels.

QUESTION: Do they share a leg when panels are side by side?

ANSWER: Platform with a leg that mounts to panel. Bracket and flashing under shingle. Sit 3 1/2 inches off the roof. Four brackets per panel. Can provide examples of arrays installed on roofs. They do a lot of engineering and structural review before installation. A single panel has framework and four legs, there is a flashing that slips under shingle.

QUESTION: Are you lag screwing? How do you prevent leaks?

ANSWER: Every six feet will have a lag screw. Have not had any leak issues to date.

QUESTION: What is the process with re-roofing?

ANSWER: Owner should get solar panels removed prior to a new roof. Estimated cost to to have solar panels removed and replaced is approximately \$1,000.

QUESTION: Appearance – Is there staining over time from sun, leaves and whatever?

ANSWER: Haven't had an issue with staining because of sun. Leaves and debris will be washed away by rain. Cells are protected with a covering. Maybe take a hose to clean off the panels.

QUESTION: Does it compromise the warranty on the remaining shingles?

ANSWER: Solar will not compromise the warranty of the shingles. Should protect the shingles and extend the life.

QUESTION: Leakage – does it require routine inspections around the sealed areas?

ANSWER: Have not had problems with this. Brackets are flashed. We stand behind the solar work on roofs.

QUESTION: Is flashing rubber coated or metal flashing?

ANSWER: Flashing that goes under the shingle.

QUESTION: What should owner's policy be in regarding to solar arrays and maintain the quality of the neighborhood?

ANSWER: Think you should keep an open mind on roof top arrays, and they are done professionally. Make sure install is done right, looks good and is safe. Ground arrays or top of pole arrays should be excluded. Roof top arrays look like a sky light that blends in. Will need to have specifications to provide to the owners and insist on Tier I panels. Panel colors will be dark blue to black. The Board asked that Fred provide any policies to the association manager as a template.

The second presentation was by Dustin Blue of Purelight Power, Urbandale. Purelight has been in business for three years. All employees are certified. All employees have OSHA certifications. Purelight employs two licensed master electricians. Their panels are from Vietnam or South Korea and are Tier One with a twenty-five (25) year warranty. They use micro inverters that also carry a twenty-five (25) year warranty.

CONCERNS AND/OR QUESTIONS FROM BOARD ANSWERED BY PURELIGHT POWER:

QUESTION: What insurance coverage should an owner have if it catches on fire and if parts blow off?

ANSWER: Fire or act of God is insured under your homeowner's insurance.

QUESTION: Back-feed protection in case the power goes off and the solar panels are producing power back into the grid?

ANSWER: Panels have rapid shut down. A witness test is performed by MidAmerican Energy. Also check the rapid shut down with MidAmerican Energy.

QUESTION: Ongoing maintenance and who pays for that if the homeowner is unable to pay for this cost?

ANSWER: Purelight has a team of five (5) men at main office that constantly monitor every system for production. Purelight automatically creates a ticket and repair is made within two (2) weeks.

QUESTION: Life expectancy of the panels?

ANSWER: Twenty-five (25) year warranty but expect thirty (30) to thirty-five (35) years at a minimum.

QUESTION: Installation of panels: experience of crews performing the installations?

ANSWER: Have weekly training on micro inverter and panels. Really focus on education.

QUESTION: Source/type of panels and inverters being used?

ANSWER: Use Tier I panels and AP inverter.

QUESTION: Decommissioning costs: who pays in the worst-case scenario?

ANSWER: If owner goes bankrupt, we will work with homeowner to make it right.

QUESTION: If a conflict legally occurs in the future from an adjoining neighbor regarding appearance concerns or other - how will this be resolved?

ANSWER: Big into aesthetics of system. They paint conduit. Try to make everything as minimal as possible, panels are black and blend in with roof.

QUESTION: Structural challenges – weight loads?

ANSWER: Have a team of 10 engineers. Weight loads are not an issue. Stay within fire setbacks required by code. Have never ran into an issue with weight loads and are calculated by engineers.

QUESTION: How often do you find yourself having to change the trusses to handle the weight?

ANSWER: In older houses a couple of times. New houses trusses are pretty well made.

QUESTION: Point load for sheeting between trusses.

ANSWER: A flashing goes under shingles, hit a truss every time.

QUESTION: Appearance – staining over time from sun, leaves and whatever?

ANSWER: Heavy rain will wipe the panels clean and back to original appearance. Can work with owner in contract to clean every half a year to clean pollen or build up off panels.

QUESTION: Does it compromise the warranty on the remaining shingles?

ANSWER: Don't believe so. Multiple times with hailstorms, roof and array replaced with insurance.

QUESTION: Leakage – does it require routine inspections around the sealed areas?

ANSWER: Use a life-time construction adhesive, very waterproof. They have had one leak as a company in over 1,200 installs. They are very accurate with roof trusses and getting sealed. Have 50 installs in Iowa.

QUESTION: Trying to develop policy. Do you have other associations we may use for a template?

ANSWER: Yes, have an HOA in Johnston can provide their policy. Will send a copy to the association manager.

QUESTION: Technology in 5 to 10 years?

ANSWER: Would assume in 10 years every house will have a battery back up and run off the grid 24/7. Prices will drop for installation of solar. Reduction of the number of panels needed. Get better every day.

QUESTION: Twenty-five (25) panels on roof what is an installation all in for price?

ANSWER: \$3.20 per watt - \$22,400.

Board to work on policy. Survey should be sent to owners asking for input for potential policies. Rhonda Ward and Lisa Logsdon can run Survey Monkey. Information and pictures should be added to survey. The Board wants to see that happen before next meeting. Will check with City on their current specifications.

COMMITTEE REPORTS:

Grounds Update (Mark Miller)

Flowers going into tomorrow at the entrances. Sod put in by Jeff Thiel at boat dock. Hickman entrance sodded. Issues with mowers, rain has put them behind.

Covenants (Paul Drey)

Working on potential resolutions for solar panels, roofing rules & regulations, real estate signage.

Finance (Don Skadburg)

Good month on expenses. 53,087 net income, 676,912 total assets, 6,946 in receivables. Had some small receivables cleaned up. Craig Rowles motioned to approve the financials, seconded by Dan. Motion passed.

Lake & Wildlife (Dan Thaden)

Emergency Action Plan from the DNR is extensive and wants to review it with CCOA representatives. Dan Thaden and Mark Miller plan to sit in on that chat. Lisa will provide dates to the Board for the video chat. The board also wants to be certain dredging alternatives are reviewed very soon.

This will be added to the June agenda for discussion. Need to talk with Superior about dredging.

Compliance (Rick Parrino)

Lots of new roof applications. CCOA will be working on updating the specifications and application process.

Motion passed to adjourn the meeting at 8:55 p.m. The next scheduled meeting is 7:00 pm on June 17, 2021, on Zoom.