

LONG RANGE PLANNING COMMITTEE AGENDA
November 18, 2020
ZOOM MEETING

1. Determine a Quorum
2. Welcome Guests
3. Approval of Last Meeting Report
4. Chair's Comments
5. General Manager's Comments
6. Opportunity for Guests to Address Committee on Agenda Items
7. Unfinished Business
 - a. Annual Report
 - Property Value Trends
 - Draft Annual Report
8. New Business - None
9. Adjournment

Draft LRPC Report 2020 11 03

Lightning Risk Mitigation

Unfinished business from 2019: National weather service data indicate that in the Denver region an area the size of Heather Gardens can expect about one lightning strike per year – but the rate is highly variable. There have been two known lightning strikes on our property in the last several years. So, we looked at mitigating the risk of lightning strikes by installing a lightning rod type system on our multi-story buildings. The cost, at about \$50,000 per building was unaffordable and highly out of proportion to the likely risk. So, in early 2020 we looked at ways to provide emergency power in the event that lightning knocked out all power to a building. Rental of a large emergency generator was considered. However, the generator would have to provide power through an emergency breaker box – and that too might be impractical in an emergency situation. The issue was dropped in January.

Alpha Building Washers and Dryers

The committee looked at whether there was a way to allow residents of the Alpha buildings to install compact washers and dryers in their units. The limited ability of plumbing in the Alpha buildings to accommodate the large surge of water from a draining washer was considered the main obstacle to installing washers in units. A professional engineer, John Cona, proposed a system using a utility sink with a slow rate of discharge to eliminate the surge. Maintenance staff continued to voice opposition to installing washers in individual units. Their concern was that even if one washer didn't overload the plumbing, if numerous units added washers, the total discharge would still be very difficult for the plumbing to handle. The issue was essentially tabled by the committee. However, as a result of this discussion, Jon Rea and his staff have developed a plumbing maintenance report that will provide an annual summary of the number, nature, and cost of plumbing repairs in each residential unit. This report will enable us to track trends in plumbing maintenance costs in order to properly budget for such repairs should the rate of needed repairs increase. The first annual report is attached.

Federal Pacific Electric Panels

Replacement of Federal Pacific Electric (FPE) panels serving Country Places was another carry-over from 2019. A 2018 study of likely useful life expectancies of our residential buildings by the Farnsworth Group recommended replacement of all FPE panels. In the early 1980s it came to light that the maker of these panels had failed to fully disclose information about the breakers in the panels to Underwriter Laboratories and the federal Consumer Protection Bureau before the breakers were approved. An extensive investigation by the Consumer Protection Bureau failed to establish that the breakers were safe and at the same time could not provide a sound basis for recalling them. A fog of controversy has surrounded the breakers since that time. There has been no conclusive technical evidence that the breakers are either safe or unsafe, the issue boils down to a matter of policy judgement. The committee voted to recommend

replacement of the panels but also suggested a study by an independent laboratory to determine the likelihood that a given breaker would fail. The failure rate would provide guidance as to how quickly the panels (and their internal breakers) needed to be replaced. The laboratory results were inconclusive. Money to replace half of the Country Place FPE panels in 2021 has been included in the 2021 budget. The intention is to replace the remaining FPE panels in 2022. Some, but not all, of units in multi-story buildings are served by FPE panels. Those panels responsibility of unit owners. Those owners were advised to seek advice from a licensed attorney regarding the safety of their panels. FPE panels were not used in Town Homes.

Parking Structures

- The deteriorating condition of the four parking structures serving the Alpha buildings consumed a large part of the committee's time during early 2020. In September 2019 the Board authorized a study of the parking structures by Walker Consultants. Walker's report and recommendations were received in April. The committee recommended that the Board authorize the general manager to negotiate contract with Walker Consultants to develop a preliminary design for repair of the structures based on Walker's recommendation to strengthen the upper level of the structures with a moderately reinforced (rebar) concrete topping layer. Before the Board acted on that recommendation, Walker was asked to perform two additional studies. The first dealt with parking utilization in/on the structures and on the streets near the structures. The second was to assess the viability and cost of replacing structures 3 and 4 with street level parking with a combination of carports and garages. Since April, the committee has played only a small role in this matter.

Procedure Manual LRP-1

The procedure manual item governing the activities of the LRPC was to pass the three-year requirement for review and updating in January 2021. A modestly revised manual item was drafted and approved by the committee in September. It was approved by the Board the same month. The requirement for an annual report to the Board was added to the PM as part of the update. This report meets that requirement.

Property Value Trend Analysis

When the Long Range Planning Committee was formed in 2017, the original LRP-1 called for the committee to "Evaluate what should be done to maintain property values and the high quality of life at Heather Gardens." However, no method to gauge trends in Heather Gardens values compared to other communities of similar age in the greater Denver metropolitan area was developed. With assistance from Nancy and Bruce Henson, a method of comparing trends in value with other communities of a similar age and roughly similar sized homes was developed. Data for the report is drawn from the Multiple Listing service. This will provide a stable measure of whether we are meeting our obligation to preserve property values. The first report is attached. Reports generated in future years will provide a clear picture of comparative trends in property values.