

MEETING MINUTES
SPECIAL HOMEOWNERS MEETING – SOLAR PROJECT
Held Tuesday, January 20, 2026
IN-PERSON, V-ESPRIT, 5240 S SHALOM CIRCLE, AURORA, CO 80015
AND VIA TEAMS

- I. **Call to Order:** The meeting was called to order by President Randy Simpson at 7:01 pm
- II. **Roll Call:** Board members present: Norm Arlt, Randy Simpson, Dave Estes, Scott DeLong, Linda Jackson, Lynn Walton
- III. **Homeowners Present:** Bob and Bonnie Meyers, Binod Rae, Sandra Peoples, Fred Freeh, Jay Johnson, Stephen Jackson, Dick and Mary Moore, Julia Foster, Quink Arlt, Ilias Kyziridis, Alexandra Kitsos, Patti Estes, Mike and Karen Xavier
- IV. **Homeowners Present On-line:** Michael Zabinski, Lynda Hendrix, Allassane Diallo, Bill & Christina Kitsos, Robert Grey, Susan Schwab, Chad Williams, Marcelle Exposito, Ryan Pahlau, Bill Kitsos, Jayme Miskiewicz
- V. **Others Present:** Nick Patrick (Apollo Solar), Mat Keifer (EM Energy Services, remote)
- VI. **Overview of solar garden:**

Nick shared the solar presentation from October. After the meeting was over, he sent an updated presentation. The presentation will be uploaded to the AG website for homeowners to review.

 - Panels will be installed on the north side of the creek and to the north-west of the tennis courts. A wire will have to be run over the creek to bring the electricity to the current meter.
 - Most solar gardens are 20 acres or more; ours will be much smaller.
 - Apollo and EM will do all of the work – coordinating with the city, pulling permits, Xcel.
 - Apollo and EM will pay for all installation costs of the panels – NO cost to AG residents.
 - Apollo will own and maintain the solar panels – NO cost to AG residents.
 - Homeowners will be able to transfer their shares in the project to new owner if you decide to move.
 - Production:
 - 373 kw system
 - 647.9 mwh/year generated
 - 84.7% performance ratio
 - HOA Income:
 - \$10,000 budget at start for trees, etc. when garden is installed

- Year 1: estimated 647,948.10 kWh generated with a 0.50% degradation factor
- For each kWh generated, Apollo will pay AG \$0.01
- The total revenue expected in the first year is \$6,479.48
- Total payments to AG over 25 years is estimated to be \$152,000.
- Homeowners:
 - Have the option to “subscribe” to the power generated with Xcel
 - Discounts will be seen on the homeowners’ electric bill
 - Estimated bill credit rate of \$0.08536 per kwh used. (Xcel has a complicated formula for calculating this).
 - Estimated monthly savings of \$85.36 for a 4,000 sq. ft. house
- AG homeowners will have the opportunity to subscribe to the power generated by the solar garden. Based upon the number of subscribers, high generating panels will be installed.
 - EM Investors involved in the project will get a tax credit for the install. If the system is under subscribed, EM will be penalized.
- Xcel still needs to approve the project but the likelihood of them not approving is small.
- Can we have an estimate of the power generated by the system if we limit the panels to the north side of the creek? Mat will run the numbers and get back to us.
- Apollo will pay AGHOA a portion of the maintenance cost to mow and water the common areas. This percentage will equal the amount of land with panels compared to amount of land total in park.
- EM has built similar projects in other states including HOA projects, both Apollo and EM have set up solar panels on businesses.
- Apollo has been in business for over 10 years.
- Access to the park to build the garden will be from Parker Road. The path from E. Layton is too narrow to provide access.
- 7’ piles will go into the ground to mount the frames. At the end of the contract, if AG does not extend the contract, piles will be removed and filled in.
- Residents concerned with inconsistencies in this presentation. In October, Apollo/EM said it was a 25 year project. Now they are saying it is a 20 year project.
 - Per Xcel, it is a 20 year project with the option to extend an additional 5 years.
 - Nick will send us an updated slide deck with accurate numbers.
- Xcel is paying Apollo/EM to set up the panels so they can meet their alternative energy requirements.

VII. Timeline for the project:

- Information from Nick and Mat was presented 1/20/26. Homeowners had the opportunity to ask questions of Nick and Mat, then discuss amongst themselves after Nick and Mat left.
- The board will discuss the project at the monthly board meeting (1/21/26).

- If the board decides to move forward with taking a vote of all homeowners, a notification will be sent to homeowners.
- Homeowners will have 60 days to vote on the project. We will need 67 of 99 homeowners to vote yes.

VIII. AG Homeowners Discussions:

- Homeowners that back to the park are concerned with their view. Asked the board to be mindful of the visual effect of the panels.
- AG has no obligation to talk to the apartments north of the creek. The city will ask for comments as part of the permitting process.
- Various homeowners voiced concern with this being the first small project in CO.
- Other homeowners voiced concern with CO laws requiring all appliances to be electric by 2040. This project will help the state (and AG) meet this requirement.
- If all 99 homeowners sign up for a share in the power generated, how will that affect the system? Apollo can install higher generating panels. As part of the voting process, homeowners will be asked if they would subscribe to the power generated by our system. Apollo will us this the determine the panels that will be installed.
- It will be free for AG residents to subscribe to the power generated by the garden.
- Will this project affect the mineral rights under the surface? Unsure; the city planner did not have concerns when the preliminary project plan was reviewed.
- Will there be a cost to AGHOA to remove panels at the end of the contract? No, there shouldn't be. If they go bankrupt, the bank will own the panels and there will be options to purchase.
- A lawyer with experience on solar projects has been consulted and has agreed to review the contract before AG signs.
- Concerns about liability for the HOA and/or homeowners was raised. The contract will have the standard liability found on general contracts. If Apollo or EM is at fault, their insurance will cover. The board will consult with our insurance provider to determine our liability.
- Homeowners will have the ability to review/provide feedback on the contract but will not vote on the contract. The AG board will vote on the contract.
- Regarding bids from other companies: Randy sent request to 18 different solar companies operating in CO and Apollo was the only one to respond. Bids from other companies will not be able to be obtained.
- Discussions on the affect of the garden on property values were had.

IX. Next Steps

- Obtain property value/impact assessment from 3 independent, non-biased professionals regarding the impact of the solar garden on homeowner and HOA value. The board will pick 3 independent professionals.
- Scott will check with the HOA's insurance company to ask what the impact will be if the homeowners move forward with the solar garden. This will include written quotes of any changes to the policy.

- Scott will upload the updated solar garden presentation to the website.
- Scott will update the solar garden text Q&A content.
- Apollo Solar and EM Energy will be fully vetted by an unbiased independent professional company.

x. **ADJOURNMENT** – The meeting adjourned at 9:17 pm

APPROVED