

Tu Casa Special Open Homeowner Meeting

Solar Discussion and Forum

Wednesday February 15, 2023

Meeting Minutes and Next Steps

Board Attendees: Keyur Nagrik, Kevin McAllister, Linda Shafer, Kathleen Rohan and Paul Tecker

Homeowner Attendees: Bob Ryan, Karen Cowles, Dean Rohan, Jay Slough, Don Gilliland

CALL TO ORDER @ 5:42pm

HOA SOLAR & THE LAW

The Legal and Logistic requirements for the use of shared HOA roof space for use of residential solar of individual homeowners.

- Challenges / Legal Boundaries to stay within – based on Letter and communication from our HOA Law Firm
- Civil Code Section regarding HOA & SOLAR
- Discuss current Requests placed forth for Solar by several residents.
- Existing vs. Future Owners Needs
- Community Solar Options

SOLAR SYSTEM LAYOUT OPTIONS

The possible layout for the system and maximum systems size for HOA common area and individual owners.

- HOA Common Area
- Individual Homeowner Energy Needs

POTENTIAL STRUCTURE (Legal) FOR MONITIZATION

The potential monetization of the Tax benefits on the HOA common area solar system

- Tax Credit Benefits of Solar with a Non-Profit HOA
- Tax Credit Benefits for Individual Owners
- Depreciation of Equipment

HOW SOLAR CAN INCREASE THE PROPERTY VALUE OF HOMES IN COMPLEX

- Reduced monthly operating costs – Appraisal formula
- HER rating system in future sales
- Solar as Energy Asset to reduce HOA operating costs

SDGE ENERGY COSTS & SOLAR SAVINGS

The SDGE energy costs compared to solar for individual homeowners with solar. Who will benefit and who may not.

- Energy Costs of SDGE & Tier Structure
- Energy Costs after solar and rate plan options
- The truth about what solar will and will not do.
- Benefits of battery storage with solar

TU CASA SOLAR DISCUSSION AND FORUM - NEXT STEPS

- Get requirements from BCPOA (completed 2/20/2023)
- ASAP draft communication advising Tu Casa is working to offer solar to all homeowners. Include:
 - Tu Casa Attorney Letter - Code requirement all 30 units have the ability to add solar.
 - Overview – How to make solar available to all 30 units.
 - Solar Proposition – Explain the difference in choosing to do solar now vs after April 13th.
- Approx cost will be \$20,000 per unit for a 5 KW system 480 watt solar panel (details to follow).
- Comprehensive Zoom Meeting for all homeowners on March 7, 2023 from 6:30pm to 8:00pm.
- Collect proposals from 2 different companies by March 10, 2023.
- Deadline for homeowner decision regarding purchase. Each homeowner will need to sign either their acceptance to commit to solar now or sign confirming they decline to be a part of solar installation at this time. This will be explained further in the Zoom meeting.
- Contracts must be signed prior to April 13th deadline. Installation to be completed as early as feasible.
- Help Don Gilliland cancel his contract.

ADJOURN @ 7:05pm