

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
Virtual Meadows Special Meeting on Electric Vehicle Charging Stations
Thursday, April 7, 2022

Board Members Present

Frona Adelson
Nick Slabinski
Donald Spamer
Joe Spytek
Caroline Trupp Gil

Management in Attendance

Wee Abraham, Portfolio Manager, CMC

Others in Attendance

Dolly Sharma, Minutes Services, LLC
Fairlington Meadows Residents: 16
Erica B.
Jennifer D.
Sherri C.
Richard C.
Merlyn E.
Peggy G.
Carole G.

Robin H.
Gavin H.
Kym H.
Ed H.
Daniel L.
Mwill
Tim N.
Kathleen S.
Gert S.

Call to Order

Fairlington Meadows Board Chair Frona Adelson called the meeting to order at 7:04. The purpose of the special meeting was to share with Meadows residents information collected by the Meadows Electric Vehicle (EV) Task Force, share the Task Force's recommendations, and provide an opportunity for Meadows residents to ask questions and present concerns. Meadows residents were duly advised of the special meeting via an announcement in TownSq on March 29. Additionally, residents in Court 3, 10, and 15 received printed announcements.

Ms. Adelson introduced the task force members, and explained the Task Force's charge, which was to research technical options, cost estimates, and legal parameters related to EVs in HOAs. The task force was also asked to prepare a recommendation for Board action.

Frona introduced the Meadows residents who have volunteered their time to be on the EV task force: Robin H.; Tim N.; Gavin H.; and John S. Joe Spytek participated in the Task Force as the Meadows board representative. The Task Force includes residents from Courts 5, 8, 11 and 14. The group has been meeting regularly since November 2021.

Task Force Report

Robin H. gave an overview of the work done by the Meadows EV task force. Since the Task Force's inception in November, it has completed the following tasks:

- Discussed with Fairlington's lawyer the issues related to personal chargers in non-deeded spaces.
- Defined the focus of the task force community-based charger solutions.
- Survey Meadows residents.
- Researched multiple charging providers to compare service levels and costs.
- Researched and received quotes from two electrical contractors for infrastructure work.

- Communicated with Fairlington Villages and Commons to learn more about those communities' experiences with EV chargers.
- Presented updates at two board meetings and taken questions from residents.

Virginia statute 55.1-1962.1. Electric vehicle charging stations permitted, is the statute pertaining to EV charging stations. After consulting with the Meadows lawyer, the Task Force determined that the Meadows could prohibit the installation of individually-installed EV charging stations, because Meadows parking spots are not deeded. The Task Force feels it would be better overall for the Meadows to install community EV stations based on Meadows criteria, instead of ending up with an assortment of individually-owned charging stations.

Criteria for selecting the proposed charging stations locations included

- Use of Unassigned parking spots.
- Proximity to existing Fairlington Meadows electric service.
- Parking spots be located on Meadow's property (not aligned along county sidewalks).
- No impact to sidewalks.
- Locations convenient to residents (not concentrated in one location).

The Task Force's ideal would be to create minimal disruption to the court parking and that no user would have to walk too far back to their home. Courts 3 and 15 have the most unassigned parking; both are on S. Stafford Street. A third proposed site in Court 10 would round out the availability on the S. Utah Street side of the Meadows.

The Task Force's recommendation is as follows:

- The Meadows proceeds with the initial preparations for EV charging stations with the required electrical modernization in Courts 3, 15, and 10 and the installation of the concrete pads the charging stations would attach to.
- Contract with PSE for the electrical work.
- Contract with Blink for the pedestals (charging stations).
- Lease two pedestals, one for Court 3 and one for Court 15, for a total of four chargers. The Meadows Board could add the third charging station in Court 10 at a future date, based on demand.
- The Task Force recommended a decision at the April 20th Board meeting so the Meadows can get on the docket with Dominion Electric, which can take 4-6 months to schedule.
- A decision to go forward would still leave the Board with the option of deciding on performing the electrical work in one or both locations (i.e., Court 3 and/or Court 15), as well as whether to install the chargers in one or both locations.

The costs associated with the proposal would be as follows

- Electric upgrade and infrastructure costs would be \$44,975 for three locations (approx. \$15,000 per location).
- 2 dual Blink chargers on the "Blink as a Service" agreement would be \$5,208 per year for 5 years, providing one charger for two locations (i.e., Courts 3 and 15).
- A single dual charge is \$2,604 per year for 5 years.
- 100% of net revenue from the stations would be remitted back to the Meadows association by Blink every 30 days via ACH deposit.
- The electric update and infrastructure costs would come from Meadows association's capital reserve funds.
- The task force figures that about a dozen regular users will cover the cost of the EV charger equipment.

A lively discussion followed the presentation. Most questions fell into three categories:

- Questions and concerns related to project costs and potential revenue generation.
- The impact of the EV charging station on residents' property value and quality of life in the designated courts.
- The Board's process of sharing information and the decision-making process related to this project.

Several residents stated their belief that not enough is known about future needs, and their concern that there won't be the anticipated usage, and that the charging stations would be empty for most of the time. Several residents expressed concern that the Meadows is not really ready for this.

Several residents stated their belief that EVs will be here in the very near future. Given the anticipated surge in demand, and the current long time delays in doing the electrical and installation work, Meadows decisions are needed now in order to meet future need. Several residents expressed their opinion that EV charging stations would be a wise investment for the community.

Several residents objected to the proposed EV charging locations due to their close proximity to residences. Other residents stated they appreciated the EV charging locations due to their close proximity to residences.

Major points from the discussion are summarized below.

Costs and Revenue

Q: The Task Force has high confidence that it will pay for itself. Is there a revenue generating possibility?

A: The Task Force's first priority was to ensure the cost of running the charging stations would offset the cost of the electricity. We are confident we could price charging station usage appropriately. Depending on the rates charged to use the charging station, yes, there's a possibility that the Meadows could charge a level that would actually generate revenue for the Association.

Q: What is the plan for the recouping the costs of the infrastructure?

A: The costs for the electrical work and charging pads would come from the Meadows capital reserves budget. This capital investment would not require a special assessment; it would come out of capital reserves. Dominion Energy and the State of Virginia have a program offering rebates for multi-family residences that invest in EV charging stations. The Federal Government has a program for tax rebates of 30% for EV charging station installation. However, neither rebate nor tax incentive program has been funded for 2022.

Q: Won't the EV installation be a capital improvement that benefits a small group of people, i.e., EV car owners? The cost structure needs to minimize the cost impact on the people who are not using it. As a resident stated, "It doesn't cost me \$20,000 to use the pool or tennis courts."

A: The EV stations would be a capital investment, similar to swimming pool and tennis courts. Not everyone uses those, yet they are part of the community. For scale, Frona shared that this year's pool maintenance costs are approx. \$26,000.

Q: Technology changes rapidly. What is the life span of these charging stations before they need to be upgraded or replaced? Since a Blink lease is 5 years, what's the transition plan after 5 years?

A: In 5 years, before lease is up, the Meadows would review Blink performance and other options. The charging stations are leased; they are bolted to the concrete pads and can be swapped out. The software will likely be charged, but electricity will remain.

Impact on Residents and Court

Q: How will the chargers affect the quality of life of people in the courts where the chargers are located?

A: Based on the experience of the Commons, nothing indicates that the Court residents' quality of life would be impacted. These charging stations would be private to the Meadows, so the only people using them would be fellow Meadows residents. In fact, the alternative of allowing private ownership of charging stations would allow for much more variability.

A current Meadows EV owner shared his experience as an EV owner. He explained that charging an EV takes a few hours. An EV charging station is not like a gas station where there is a carousel of cars coming in and circulating every 5 minutes.

Q: What do the charging station look like?

A: There is a picture in the Task Force presentation (the presentation can be found on the Meadows website under "Issues").

Q: What have our neighbors in Fairlington Villages (North Fairlington) and Fairlington Commons shared about their experiences with their installed EV stations? Are there any issues we should be mindful of?

A: Both communities have had pretty good usage and are covering their costs. The exact amount of time the chargers are used is unknown. The Villages has 17 vehicles using their EVs. The Commons has 7 vehicles that use it. The Commons are already looking to putting in another charger.

Concerns and Questions about the Process

Q: What percent of Meadows resident responded to the EV survey?

A: In the Meadows survey, there were 172 responses out of 342 units, a 50% response rate.

A: How many EVs are owned in the Meadows?

B: The Board and Task Force do not have this information.

Residents agreed that the number of EVs in the Meadows would be an important data point to inform the decision, especially when deciding how many charging stations to install. Other residents shared that they plan to purchase an EV this year, and that they felt installing EV charging stations will make Meadows residents more likely to purchase EVs.

Q: Were any Fairlington realtors consulted to determine how EV chargers would impact Meadows real estate value?

A: No realtors were consulted in drafting this plan.

Q: What are the Board's next steps?

A: The plan was for the Meadows Board to vote on whether to install on any charging points at the April 20 board meeting.

Adjournment

At the conclusion of the discussion, residents thanked the task force volunteers for the time and effort invested to put these options together. The meeting was adjourned at 8:31 pm.

Respectfully Submitted,

Caroline Gil, Fairlington Meadows Board of Directors Secretary