

To: Members of Greenbelt Community Solar

From: Robert Kessel

Date: August 15, 2011

Subject: Minutes and Actions for the August 11, 2011 GCS meeting

Attendance: Dale Barish, Steve Lindner, Frank Gervasi, Jerry Bonnell, Lore Rosenthal, Steve Skolnik (chair), and Bob Kessel (note taker)

Absent: John Mason, Shalom Fisher

## Minutes

1. The minutes from the both 6/27/11 and 7/25/11 meetings were approved by acclamation.
2. Dale Barish reported on the potential member list. Another potential member had been added and while second potential member had dropped since the last meeting. We added another potential member at the meeting. Dale also noted that we have pledges for the installation cost plus reserve capital for the Greenbelt Baptist Church system when taking into account the larger flexible pledges. Given the circumstances, Bob Kessel moved with second by Steve Skolnik to stop seeking new potential members and to start a waiting list. Motion was carried unanimously.
3. Frank Gervasi reported on the July 28th meeting with Rich Simonen (LLC's account) at Steve Skolnik's house (John Mason, Jerry Bonnell, and Bob Kessel also attended):
  - a. Rich favorably impressed everyone.
  - b. QuickBooks is appropriate to our needs. We'll only need to update it about every three years and Rich has included the cost in his price.
  - c. It would be an extra \$500 for Rich to do the billing.
4. Steve Skolnik reported briefly on the David Roth's answer concerning the Operating Agreement's Section 5.8. Please see Steve's email of August 01, 2011 10:52 PM for details.
5. Two short items from the University Park Community Solar:
  - a. Lore Rosenthal reported that Dave Brosch is gather support in the Maryland legislature for a solar gardens bill. This would allow electricity generated by solar panels somewhat remote from an owner's home to be credited as an offset of their electric bill. Such an arrangement would benefit homeowners in tree covered towns like University Park or Greenbelt.
  - b. The City of University Park is going to engage the Prince George's County Public Schools about installing a large solar array on the UP Elementary School. UPCS will be going along as a partner. They would like at least one representative from GCS to go as well to pitch using Greenbelt Elementary School as a host site. Subsequent to the our meeting, Dave Brosch said that the PGCPs meeting has been delay and he'll let us know when it gets rescheduled.

## Lengthy discussion comparing the bids from Astrum Solar, SolarCity, and Standard Solar.

6. The comparison of the three bids was based on Steve Skolnik's spread sheet distributed before the meeting with some corrections made at the meeting.
7. Astrum Solar offers a ten year warranty (or effectively free operations and maintenance). After that period, they would offer a time and materials O&M contract. They will also guarantee that the system gets to within 5% of the predicted 28,631 kW-hr each year or pay the difference. Astrum will provide free SREC brokerage.
8. SolarCity is offering SREC brokerage on a 5% commission basis. After the first five years monitoring will cost a one-time \$5000.
9. Several of us (Steve Skolnik and Bob Kessel in particular) remained puzzled by the Standard Solar bid. The array size seems small and the \$/Watt cost is high.
10. Frank Gervasi generally liked the Astrum bid. His concerns were: a) Since they are effectively filling the GBC's roof, could they safely install the system. b) The non-refundable 10% at signing -- Could Astrum take the 10% and then just walk away? c) What is the definition of "final" that triggers payment of the last 30%?
11. Steve Lindner liked the Astrum bid. His view was based on: a) The use of the Enphase micro-inverters and the simplified ac wiring they enable. b) The improved energy harvest and greater shade tolerance of the system. c) Would allow us to build out the system to a larger size at a later date.
12. Steve Skolnik moved with second by <unknown> to negotiate a final contract with Astrum. Motion was carried unanimously. Frank Gervasi and Steve Skolnik will meet with Astrum to settle design as well as the terms and conditions. Everyone else should review the Astrum bid again and if they have any additional concerns, email them to Frank and Steve.
13. We then moved on to the subscribers meeting. After some discussion concerning the need to get the installation done this fall, we decided to keep the original September 8th date. We need to send the soft copies of the Operating Agreement, Subscription Agreement, and Power Purchase Agreement out no later than August 25th to the entire potential member list and formal invite them to the September 8th meeting. We also need to arrange the meeting room at Greenbelt Baptist Church.
14. Next meeting is Monday August 22th at 7:30 pm at Robert Kessel's house (7105 Mathew Street).

## Actions

1. Bob Kessel to send Dale Barish the contact information for Jennifer and Rick Bailey.
2. Everyone to review the Astrum bid and send questions to Steve Skolnik and Frank Gervasi.

3. Frank Gervasi and Steve Skolnik to meet with Astrum to see if we can settle on a final installation contract.
4. Jerry Bonnell will check with GBC about the use of a room for the general subscriber meeting on September 8th starting at 7pm.
5. Dale Barish and/or Lore Rosenthal to send a “save the date” email to the large potential member list once Jerry confirms we have a room at Greenbelt Baptist Church for September 8th.
6. Bob Kessel to draft the cover email to distribute with soft copies of the OA, SA, and PPA to ask all potential members to please read all three documents before the September 8th meeting and seek outside advice.