

**GENESEE 2020 AND BEYOND
CONSOLIDATED COMMENTS AND QUESTIONS
COMMUNITY MEETINGS HELD NOVEMBER 8, 10, 12, 15, 2009**

SENSE OF COMMUNITY / UPGRADED FACILITIES

- What does sense of community mean and what are we prepared to pay for it?
- What is the legacy we want to leave to future residents, families with young children
- Must move beyond current economy and focus on opportunities.
- We are at a decision point. Delay has implications. Get hard numbers sooner than later.
- Create country club where outsiders can join. Have to look at good of community if membership driven.
- Younger generation with families supportive of upgraded options for long term community viability.
- Goal of conversation is about community. What is Genesee? A retirement or multi-generational community? People want to attract younger families.
- There are two choices: Dig in – just maintain; Leave a legacy – move forward, grow, leave behind for those to come
- Are we a community unit or fragmented collection of individuals?
- See upgrades as an investment. Community is a result of people interacting. If you want community, you must invest in it.
- Moved to Genesee two year ago for sense of community: pools, trails, exercise facility.
- Counterpoint: Don't use the facilities; had no impact on decision to move to Genesee.

FACILITY SCENARIOS

- Have studies been regarding impact on neighbors? Need for landscape in new Vista design to shield nearby homes.
- Conceptual drawings are too opulent and not compatible with existing wood-sided homes. Remodel more in character.
- Current facilities were and currently are adequate. Like two small clubhouses we keep "fixing up." Don't want busy facility.
- Most residents repair/remodel, not scrape.
- Identify (and provide) what functions current residents want not future residents
- Sounds like the committee is committed to a new facility. We are not living in Vista; this is a facility for office space.
- What are projections / justifications for additional space requirements? Level of confidence that 'if we build it, they will come.' Would need to add classes (spin class, aerobic, painting, etc.)
- Concern Vista site is too small for upgrade; focus on Foothills.
- Expand trails, not buildings.
- What's more important? More functional meeting space and other functions versus retaining current tennis courts.
- Expand scenarios and repurpose? Consider groupings: Offices space; Gathering and meeting areas; Pools, exercise area and tennis courts
- Identify critical functions needed.
- Facilities are ancillary to this community. Close facilities; Consider joining Mount Vernon Country Club for clubhouse amenities.
- Counterpoint: MVCC does not offer sense of community.
- Important to community with pools and tennis courts.

- Consider School Site; sell Vista and Foothills and repurpose for lots. (School site owned by Jeffco School District. If opened to bid process, developers would bid higher than Genesee to see as lots.)
- “Opt out” – use transfer fee at time of sale and not pay assessments related to upgraded facility until move out of Genesee.
- Concern with increased traffic related to single site; construction noise and disruption.
- Access to Tot lot not a concern to one young person. Is a problem for others getting stroller up stairs.
- Consider a third facility scenario at a cost of up to \$5.6M Keep existing buildings as is.

FINANCING

- Explore creative financing options. Clarify Transfer Fee option. Consider becoming a special district and include all common services.
- Shifting from 10 to 20 year loan amount would decrease payments about 40%. Consider financing for 30 years (balloon)
- Explore opportunities to find additional monies, e.g., security costs.
- Consider usage fees, e.g. pools.
- Turn facilities into private enterprise / country club which control finances and operations. Use subscription /membership for use. Invite other communities (e.g. Riva Chare, Chimney Creek) to participate to lower dues. (Would need to consider good of Genesee community.)
- Consider Silver Sneakers (insurance funded program for people over 65) for services.
- Do Bylaws have restrictions on borrowing money? (Not that we know of.)
- Is Reserve Fund underfunded? (No, it is properly funded given our current assumptions (\$180K/year – good for 9 years.)

COST

- Need to control cost / pare expenses in these tough economic times. May affect decisions. Wait a year to revisit these scenarios.
- People have options outside of Genesee so why would they want to pay for new facilities?
- Surprise at projected costs to repair decks, to replace pools, and build new buildings. How do we protect against cost over runs? Concern about contingencies. (Range is 10-30%) Want no surprises.
- Concern that M&O costs for Remodel or Replace are not in the cost projections or in the Reserve Fund.
- Remodel costs are higher than Replace and have more unknowns.
- Concern that if we add more programs and functions, more staffing – paid and volunteer - will be required.
- Current assessment fees are a concern. Do buyers avoid Genesee because of this? (Realtors say no, but might balk if \$100 is added.)
- Important to share cost with “fairness” – i.e. in proportion to the value of homes. Especially for Town Homes which have a \$350 assessment in addition to the \$447.50 Foundation assessment.
- Provide square foot cost projections

TENNIS COURTS

- Preserve Vista tennis courts by considering easement along Currant Drive for parking.
- Relocate tennis courts to Solitude.
- Don't add to Solitude (environment, esthetics and quiet).
- Solitude expansion tough for families who like to walk/bike to Vista
- How many people play? (100 people?)
- League play implications? League play needs 3 courts.
- Infrastructure a concern; repairs needed
- Replace tennis courts in meadow across from Vista.
- Relocate to Foothills site if scraped.

POOLS

- Why invest in pools that are used only three months?
- Suggest year round, covered pool.
- Use solar to heat pools.
- Concern with non-residents using Genesee pools.
- Why not an option with out pools?

SURVEY

- Delay survey until 2010
- Circulate notes of meeting prior to the survey
- Include HOA dues comparison
- Include a fifth option on the survey - Delay.
- Offer a fifth option – downsize current space.
- Reference data on website in the survey.
- Consider hiring outsider professionals to prevent bias in questions
- Ask what people go offsite to do? (e.g. fitness, swim, etc.) If functions are available in Genesee, would they do it here?
- Ask how many people pay for independent fitness memberships.
- Initial survey needs to be more fact-finding.
- Secret ballot vote to decide proceed / not proceed instead of survey
- Ask what functions should be together.
- Let respondents request different options.
- How will results be quantified?
- Point out that upgrade studies will cost \$100,000.

PROCESS

- Don't try to please everyone. Shoot for 70-80%
- Suggest finding a consensus versus a vote for final decision
- Clarify ongoing process / timelines. Get to decisions sooner than later.
- If upgrade is chosen, what is the timeline? (12-18 months for shovel in ground.)
- Board will continue to explore and evaluate future ideas regarding upgrades whether it is done in 2010 or beyond.
- Website use. Iterative feedback on process (Requires technology upgrade and requires additional staff to monitor)

USAGE AND DEMOGRAPHICS

- Usage data not clear enough to justify expansion of facilities.
- Issue reminder that 2008-09 usage data is on website and in the Office.
- Revisit demographics and share numbers

- Fitness center is very crowded; people not respectful of others' time
- Utilization – clarify family/household versus single person use
- Usage does not warrant two pools.
- Are scenarios predicated on current or future usage?
- Review usage assumptions.

GENERAL

- Genesee's focus should be on our roads instead of facilities
- Premier community status is threatened by poor middle and senior high schools
- Create more flexible times for working people to attend Finance and Vision meetings.
- Primary focus should be on who lives here now. This area is primarily for retirees, not children.
- Must have a holistic approach and look at the overall needs of Genesee, including infrastructure

QUESTIONS

- How do we define Genesee as a premier mountain community?
- Are we in competition with other communities with comparable facilities? (Ken Caryl, Soltera, Hiwan, etc.) Regarding the Soltera clubhouse, can people "buy in" or is membership required?
- What is the opportunity for a year round covered pool?
- What are the implications of a Metro tax district for facility only project? Could we join with other communities?
- Can a special assessment be added to basis of house?
- What is the plan for Oxley?
- Would an upgraded facility add value to a home? (Hard to quantify; would make it more saleable.)
- What happens to Foothills site if it is scraped?
- Can we use Open Space for a community center? (Not a Board decision – community's (2/3 of all residents must vote in favor of change.)
- Are "green" concepts in the design or cost projections? (No)
- Does Jeffco have concerns with upgrades? (Not that we know of.)
- When could facilities be online? (Minimum 18 months.)
- Why the difference in 2008 numbers and those today? (In 2008 we used only best guess estimates. 2009 numbers are based on professional estimates from contractors and a close look at Reserve Fund and are close approximations of design concepts.)
- How will GVC determine the "preferred" scenario? (Via survey results.)
- What is the role of the Foundation staff in operations and maintenance?
- How will the Reserve Fund (est \$900K) be reallocated to the Upgrade scenario?
- Numbers: 5.6M to 6.8M is 17% increase. Assessment of 68/mo to 77/mo is 12% increase. Why the difference?