

VISION 2020 TRANSCRIBED COMMENTS FROM 12/09 SURVEY

2 Thank you for your efforts!

3 Don't need tennis courts how about hot tubs instead. We don't feel a need for tennis kept at vista. Also we like the odea of a nice hot tub (s) at Vista since that woud be year round, vs sucha short season for a lap pool. We feel a beautiful leisure pool is an asset, especially if the design is more resort-like, perhaps a waterfall feature, zero entry for small kids. No garish plastic play fountains or slides. Upscale mountain feel, natural beautiful. (swim team is a **small % of Genesee & they could join Mt. Vernon or other team**).

7 The following suggestions I believe would be beneficial to Genesee. 1. Im prove security in the way recommended by Jay Swedloft. 2 Rework trails in Genesee so that they can be used Nov-March for Cross country skiing. 3 Purchase 2 midsize SUVs for use by Genesee Residents (age 30 or over) vehicle to be used not to exceed 24-48 hours.

8 The dues increase right now is open-ended. With dues go back down when projects are finished?

10 It is very important that community facilities be available to all residents, at any reasonable hour on an equal basis, no favorites played. A single new, pared –down Vista facility is the most reasonable and cost-effective option to enhance our community.

13 I would love to see a dog park designated for the many dogs in Genesee. We manage to have “Space” for many things but not dogs. It is as important as the tot lot and lap pools.

16 Get Rid of the “high end of the budget of the off duty Jefferson PATROL. The Community is Built Up and THE TRANSIT WORKERS are gone as compared to 10-20 years ago!

18 Lets continue on the present course and perhaps revisit the subject in 5 years. This is a time of great economic uncertainty and we are all likely facing very large tax increases in the next few years from Federal, state, and county governments. We don't need to add on the local level.

19 T his is not the time to be incurring spending to create upscale facilities the only a small groue use on a regular basis.

21 We should do what we do in a quality way, but we should not be doing so much.

22 Why don't we spend our money making it a green community? Eg a big solar PU array on openspace. We live here because of our love of the natural environment – not pools. Why don't we put our community protecting that environment?

23 I believe that limited updating is reasonable. The proposal to remove the Vista tennis courts is disappointing, given the investment we have made in the past several years. WE need to keep HOA dues dow and work within our projected budget. Our current staff has done a great job of managing costs.

24 GVC is well meaning but slightly delusional facilities are well maintained and not rundown W. are NOT highlands Ranch or Ken Caryl and never will be \$18,000 spend on high school civics , would by a lot of remodeling.

25 People who use facilities, user fees to pay for maintenance. Why should people who never use facillties have to pay for what they don't use? I don't feel to pay are significant marketing necessary for resale. Ass'n fee increase would not be go in this economy either for the residents. The clubhouse facilities are the same age and the homes, which don't need replacement. What are you thinking?

26 The vision committee is out of touch with the currant economic conditions. Currant and future homeowners should nto be saddles with these enormous responsibilities. For the last 25 years, I have chosen to belong to Columbine Country Club for the above mentioned amenities. Until significant repairs or remodeling of some homes in Genesee is completed, values of our real estate will never increase.

27 Evaluate other options to help fund projects like reducing or eliminating security to free up funds. Even the their was a survey done a couple of years ago, we feel another one would be appropriate to ask the community if they want to reduce or eliminate security and redirect those funds to capital improvement projects.

- 28 We would like to see an indoor pool (out door pool uneconomical) and a fenced dog park.
- 30 The rules of the weight room are silly. The no music rule until 3:00 is ridiculous.
- 31 There are a few simple and not too costly things that Genesee can do to improve the community. Example: One. better energy management; not solar but efficient light switches, thermostats, etc. Two, Dressing up the roadways/ ex hiding the worst utility boxes and reclaiming the bear road cuts. Three: Going to a card entry system for the clubhouse and pools. 4. better communications using the internet.
- 32 I find it incredible that during this recession (and please do not talk about this so called recovery), that Genesee community vision would be contemplating the extraordinary outlays described in the first five of ??? scenarios.
- 33 Despite what was said @ the meeting I attended, I feel that the community areas in Genesee do not sell homes in Genesee. The terrain and access to Denver as well as the homes are why homes sell. Our HOA fees have increased significantly in the eleven years that we have been here and we have not used the buildings or recreational areas, only the hiking trails which are not well maintained.
- 34 The reason many of us do not use the pools is because they are too cold. If/when they are updated or replaced, why not use a dark blue paint or tile to absorb the suns heat. Our family would prefer to have the old pools but warmer pools. Also, if facilities are to be replaced, why not put the burden on those who use them? A charge for using the gathering the pools and tennis courts.
- 35 I am disappointed this survey ignored the opportunity to gauge homeowner support for an option with no pool. It was requested at my vision committee meeting and written down by Andrew. I do not accept that a pool or pools are so vital that they cannot be reconsidered.
- 37 We are avid tennis players. The community should have an adequate number of courts. It seems clear that any proposal that eliminates courts sacrifices the desires of the tennis community for the “greater good”. A project to improve the community should not create “losers” out of any subgroup. Eliminating tennis courts create losers and will not generate the goodwill needed to push a community project forward. (2 courts at vista).
- 39 Why replace pool? Just repair it. Been around community pool all my life and had never heard of replacing 30 year old pool! We are new residents. People don’t move here for community facilities, move here for foothills open space and lifestyle. Need to start over with different committee-plans to grandiose and 3rd party advise bias.
- 41 I still don’t see why replacing pools has to be part of any rebuild of the clubhouses or remodel. I think these should be treated separately from updates on the clubhouses especially since they are planned replacement is over 10 years away. I am very glad you added the remodel light option otherwise I would have voted for repair only.
- 42 I don’t want anymore increases in my dues.
- 43 1. Section one specifies 2010. For economic reasons I marked it radically. 2. Many people don’t want Genesee to be a country club community. 3. Most of our facilities can be replicated elsewhere.
- 44 Sorry can’t afford more assessments.
- 45 Our dues are already too high and going up every single year. You are going to price people out of wanting to live here. Riva Chase doesn’t have all these amenities. (of course they use ours).
- 46 section 5. I won’t vote to spend any money on the remodel scenarios. These would be a waste of money. Nothing short of a scrape off would provide anything of value to the community. We already did the remodel in the 1990’s at a cost of over a half million dollars. Its time to get the job done right.
- 50 A. I have never seen more than six people in the fitness facility, thus it is just fine as it is
B. Rebuilding Vista is not necessary.
- 51 Enlarge fitness room/delete picnic facilities. I observe that the fitness facilities are very heavily used & currently are too small to accommodate the users. Vista could benefit from a better “flow” & to take better advantage of the view from the pool \$ decks. Foothills upgrade (except for the fitness room) is less of a priority for me.
- 52 The people who use the specific facility should pay fee, not total community

- 53 Vista and Foothills are an important part of the our community “as they are currently”
- 54 We play tennis year round (weather permitting) in Denver. Please, retain at least 3 courts in Genesee so we may continue t o have league play & a Genesee tennis team. Relocating one of the courts to Solitude would be acceptable to us. (It would actually be nice to have the league playing at one location.)
* We would support tearing down Foothills & selling the property as a lot(s) to cover costs of the new Community Center.
- 55 Keep Vista tennis courts. Keep Foothills tennis courts. Update of Foothills exercise facilities desirable. No need for more meeting rooms. (or more parking)Two swimming pools are very desirable! (Can you listen to “Marco” “Polo” for more than an hour?) (Auuuagh!)
- 59 We do not use the community facilities very much. I think they need to be here, however.
- 60 Thanks for all the work you put into this. We love this community.
- 61 Current economics do not prohibit an ambitious, expensive project of this type. Our opinion is to wait for a few years.
Thanks for all your work on this!
- 65 We are newly retired. Genesee Foundation Fees have gone up & up & are difficult to consider in our budget. Slapping another high cost increase is difficult to absorb.
- 67 Need to add bike trails & skateboard area & soccer field.
- 69 Dear Vision Committee, Thank you for your time, but truly the overall sentiment of myself and virtually everyone I know in Genesee is that your “vision” is totally unrealistic and out of “sync” w/reality! Please just drop it!!! My friends who visit Genesee regularly comment on how beautiful our existing facilities are!! And they are all OK the way they are, given our economy! Add to the “Repair” choice, if it could be done w/o raising HOA dues!! Unfortunately, they all occurred when I had work or parenting obligations. Thank you for holding the meetings.
Do not interpret my rating to mean these require Big updates! Please see and record as part of this survey my comments written by the sections of this survey to which they most apply. Our HOA dues are already high compared to comparable communities and are the stated reason for why numerous people I have talked with choose not to buy in Genesee despite really liking it. Do you not understand that this is the worst of times to be trying to shove this totally unnecessary expense down our throats? I want to see a published description of how the survey votes are counted and to have a drawing for random community members to be present when votes are counted. The Board and Foundation are not fully trusted not to distort findings.
- 70 I would not spend too much money on facilities for small interest groups, i.e. tennis, fitness on the other hand picnic areas and social gathering space can easily be used by almost ever body.
- 73 We need to keep expenses down. The outdoor space is what is key to Genesee. The facilities have always been “adequate”, and that is fine.
- 75 Must keep 5 lanes for swim team! Try to keep a court at Vista!
- 76 Organizations and clubs at Genesee lead to a sense of community but the current facilities are under-utilized. Their expansion and improvement lends prestige to the community but few people will use the facilities. People do not decide to live here because of the tennis courts.
- 78 The only place to cut the existing budget to help pay for new facilities is security. No one wants to be “less secure” but comparable neighborhoods have similar safety without the excessive Jeffco presence we have. A (gave, campraj ????) and private security are all options.
- 79 We need mountain bike trails.
81 Please change your records to Timmie Schones, remove Bill Schones.
- 82 Start collecting increased dues for this project now! Defray bond and interest cost by having larger capital fund.
- 84 I don’t believe the committee truly had the pulse of the community. Things have changed since they began work.

- 85** 1. No need for multi purpose meeting rooms especially for the increase cost and giving up other things that are more important. 2. Important to keep tennis courts at the Vista (central location). 3. At least a 5 lane lap pool necessary to maintain a swim team which is an excellent way for families to get to know each other. 4. Don't use the fitness center but OK with making it better and bigger. 5. Most homes have nice decks for entertaining.
- 86** A costly replacement or remodeling proposal is not warranted when we remain at considerable risk of a catastrophic beetle infestation. Our current beetle plan relies largely on voluntary spraying. In my neighborhood, I am one of the very few homeowners that is spraying annually. When I am paying \$1000/year to protect trees and my neighbors aren't, I am opposed to a mandated payment to upgrade our facilities. Furthermore, the Foundations provisional beetle action plan is weak and grossly underfunded for a large scale beetle invasion. Bottom line, lets protect what we have and defer elective projects until the future is clearer!
- 87** We don't understand removing existing amenities such as the tennis courts which were only recently upgraded. Further we don't see the point in building a large community center that is highly unlikely to be significantly used by the community. The proposed options appear to reflect a distinct bias toward a community center and do not include a number of options that would provide much greater value.
- 89** 1. Explore below grade of underground parking to provide space needed to keep at least 1 tennis court at the vista site. 2. Pursue plan of special tax district or mill levy increase to allow additional HOA fee to be part of property taxes.
- 90** Our top 2 priorities for our community of Genesee are: 1. Development of another exit from Genesee to be used only in cases of emergency. 2. All future Genesee initiatives need to be green.
- 91** Please consider revision of the 24 hour patrol service. This area could be less costly and these funds could be used for this project. I heard it cost nearly \$300,000 a year for 24 hour patrol.. This needs to be looked at: What does it provide? We have insurance to replace stolen goods, I do not think lives are threatened,....
- 92** My husband and I use the fitness facility and the lap lanes at the Foothills pool quite a bit. The fitness facility definitely needs expanded space for equipment and more of it, especially bikes (I often wait to get a lifecycle). We think a good well planned remodel would be adequate to meet the needs.
- 93** The greatest need I see in the pool areas is for umbrellas/shaded areas to sit.... They are the 1st to be occupied.
- 94** The shared facilities are not why purchased a home in this area. We don't use the facilities and from friends that live right next to Vista, the facilities are not fully utilized today.
- 95** 1. We need an estimate, or at least a probable range for the "repair" option. In the public meetings I learned it wasn't "free" but it looks like it here. 2. I assume the costs in the survey are both estimates and maximums. If costs for the chosen option exceed the estimate, please plan for more public involvement. 3. What will you do now? Having a clear process for major decisions is part of good governance.
- 97** We don't use facilities and not sure if it plays strongly into purchasing a home here, so.....
- 98** Move Vista tennis courts to old foothills pool site.
- 99** We all need to take note that our economy is in dire straits right now, our country has the largest deficit ever and it appears that it is going to go higher (especially of Obama Care passes). This may not be the best time to be spending money.
- 103** We moved to Genesee because of the locale and open space. The clubhouses are superfluous to us. Certainly the idea of hugely expensive updates (at any level is unattractive. Individual property owner maintenance is what counts to us.
- 105** I like having the pool and tennis courts at the same facilities so families can take part when both are there. There is an opportunity to build a stronger tennis program.
- 106** Genesee is becoming very dated in its appearance and function. It needs a complete re-do to maintain its attractability to young families and families wanting to move up. As we come out of the current economic difficulties, now is the perfect time to put Genesee as a first rate community.
- 107** People are gone most of the summer and it's not busy. Do these people who want change even use the facilities?

111 I have yet to see anyone in Genesee tear down a home to replace it. Yes, we frequently remodel the inside, change exteriors, etc., but...if one would follow the trends of the neighborhood it supports ---

112 Don't develop us into a "Highlands Ranch." We live here for the environment, not the amenities. Plus, the current economy is a factor on what current residents can afford and what future residents are willing to pay in dues. Don't get us out **of the housing market.**

113 We use the facilities quite a bit and enjoy them a lot. We would not use or enjoy them more if they were newer or "cost" more to use. We are also very concerned about perpetual increase in fees to maintain proposed larger and fancier facilities. Also, we think this survey is well done – past surveys tend to show bias. Thanks for your work.

117 We love the pools and use them almost every day. We bought this house because of the pools. We bought this house because of the pools. We don't mind paying our share as long as it's for a good cause and the community is united in their desire.

119 I have a personal trainer at a rec. center at a time convenient to my 8:30 – 6:30 business day. The clubhouses seem to me to be auxiliary to the at-home children and adult needs/wants, and simply maintained as such.

120 We may be representative of our "elderly" age group and don't feel the needs of younger families in Genesee. However, we do have an interest in maintaining our community property within a desirable real estate market. The trails are more of interest to us.

121 Significantly raising our HOA dues will likely make us more likely to move out of Genesee and if I were buying a home here – these dues at increased levels would be a major deterrent. (likely lower property values) What about including as part of the proposal – ways that we can cut expenses in other areas to help pay for this. Some of these proposals raise our HOA dues by over 50%. I don't anticipate getting a 50% pay raise anytime soon.

124 The best possible return on investment for Genesee would be to improve Vista and Foothills and spend 1.5 - 2.0 million. By increasing our HOA dues too significantly, there is the potential of decreasing interest in Genesee. The focus for proposed improvements should be as outlined in the "Remodel Vista and Foothills-Lite" however, there should be consideration for the following which we believe can be included in the proposed budget:

- There should be an emphasis in creating spaces that flow from the interior to the exterior of Vista. Large new door openings can be kept open during warm weather events establishing large indoor/outdoor spaces. Decks and patios need to be designed so that concerts and community events take advantage of the dramatic views at Vista and allow architectural features to not inhibit larger gatherings.
- The kitchen needs to be updated to improve the appearance and to improve the performance for catered events.
- An emphasis needs to be placed on maximizing the use at Vista in all 12 months (vs. 3 months) by adding a 12 person hot tub, an exterior gas fire pit, and an appropriate lodge style entry.
- Foothills is already used 12 months out of the year with the fitness facility. Proposed improvements at Foothills should support this appreciated, and well used, amenity by expanding it to improve flexibility with additional exercising options.
- The exteriors of both Vista and Foothills should be given a fresh architectural appearance by adding stucco, accent stone coursing, and new doors and windows as required.
- Long term, the entrances to both clubhouses need to be appropriately landscaped with blossoming flowers during summer months reflecting a premier mountain community.

The work of resident volunteers during the November public presentations and in preparing this survey is greatly appreciated.

125 Major remodels will be regretted. You will wish you tore down and rebuilt new, both for cost and design reasons.

126 I am in favor of having 1st rate facilities at Vista and Foothills. However I do not want to lose the fitness facility at Foothills so I could not vote for any of the “Replace” options.

127 I think the clubhouses should or could be maintained, however I have always felt like swimming pools at Genesee’s altitude for 3 months usage was counter to common sense, energy use, and expense.

129 I think the facilities here are enough for all to enjoy. They can be kept up with regular maintenance and some upgrades. There is no good reason to reinvent the wheel unless someone wants to donate the money to do so.

130 Any replacement of permanent facilities should be paid for by all users – current and future residents. Consequently, no funding should not be borne by current residents over the next 4 – 8 years, but by residents over lifetime of improvements – probably a bond.

134 What makes Genesee a “premier mountain community” are the incredible vistas and natural settings we enjoy. These are the primary things that attract residents to our community. The common facilities are nice, but their importance should not be overstated and a multi-million investment in them seems like a poor use of resources.

136 I believe it is important to have 2 pools in the Genesee community.

139 Keep Foothills pool as is; great size - wonderful amenity. Keep annual budget low. Do not care, but we need Vista pool. No assessments. Exercise/weight room way to small. Eliminate racquet ball court.

142 After dinner, do I need dessert?...no. If it is offered, I will eat it and enjoy it. Same goes for our facilities...I don’t need anything more, however, if it is offered, I will take advantage and probably enjoy it more.

145 Stop wasting our money! Let realtors pay for all this stuff if it is so important to them.

146 I like the idea of remodeling Vista & Foothills option 5. However, I would hate to see both tennis courts get relocated. Maybe one, but not both. Adults tend to play tennis & like to be able to bring kids to swim in the pool at the same time. Very convenient. Don’t need more than a 3 lane pool to keep the swim team alive?

149 We weren’t able to come to any of the presentation, but has it been considered to have only one clubhouse & pool? Combine all the uses into one location, big enough, obviously for all the functions. Saves money on upkeep & maintenance in the long run. Sell the unused site and put the money toward the new construction.

150 “Thank you” to the Vision Committee for all their work. I believe that fitness & vitality in all ages is important to this community. I believe that fitness & vitality in all ages is important to this community. Because we are a significant drive (time & distance) to publically available fitness facilities, I think it’s therefore more important to provide them within the community. Has anyone considered a joint solution with the residents in Genesee Village? (Surely they are facing similar concerns at this time.) They have 1 pool, 1 racquetball court, and 2 tennis courts.

151 It is very important to us to not have dues raised. We are in the condos by the Vista clubhouse and already pay significant dues to that HOA as well.

153 What are the usage statistics of the current facilities? Use fees should be used to offset some of these capital costs. Yearly passes for pools, tennis, exercise facilities.

154 Should also consider upgrading the following, based on requirement to leave Genesee to enjoy & to be comparable to other competing neighborhoods: 1) One mountain bike trail circumnavigating area. Is consistent with use of nature – like hiking trails, could connect with portions of existing trails. 2) Blue grass area for family play (i.e. soccer, lacrosse, baseball) perhaps at school site. Also could be used for picnics and concerts. Thank you Vision Committee for all your efforts on our behalf. Thank you.

158 I/we feel that spending \$ in this economy to eliminate/rebuild an amenity is irresponsible. If there were options that did not include spending \$ to remove a current amenity (tennis court) we would consider other options. We use the facilities heavily (all of them, from trails, tennis, swimming) but prefer to spend \$ on activity vs indoor (meeting + gathering areas). Let’s decrease security by 30% to pay for improvements.

160 We want to compliment the Board & the Vision Committee on the comprehensive & detailed analysis they have provided to the community.

162 The main attractions for our moving into Genesee were the hiking trails and the large # of acres of open space that the community a park-like appearance. It is nice to have a central gathering place – but Vista is fine – even though it may not be enough to rent space to outside groups. If half the people living in Genesee tried to use even one of the new fitness centers – there would be space problems. The new proposed fitness center probably would still only be used by a small percentage of Genesee residents.

163 Cost is crucial. Increasing dues by 30-50% is not acceptable. Not convinced of the need to enlarge Vista too much. Single site at Vista – concern about traffic and congestion.

164 If the community is to do something, it should be “new”; it will cost less in the long term and will update the community. Lastly, please have a decision and “get on with it.” You will never please everyone and over analysis will “kill it.”

165 In these uncertain financial times, I don’t like the idea of more debt for all of us to be responsible for. I think another year or two will reveal the depth of our monetary considerations, and that we should wait to make BIG decisions.

166 Another option: Remodel existing Vista clubhouse with limited expansion to include larger meeting rooms and addition of lap pool for adults. Relo tennis courts to accommodate fleg.(?) Scrap all plans for Foothills clubhouse.

167 Would be in favor of more costly options if the assessment was made as a lien on my house rather than a monthly increase. This way I could pay it off at my convenience or wait and pay it (with interest?) when I sell my house. The timing is very bad now for an increase.

168 This year the Foundation office has made many cuts in staff and operations in order to not increase quarterly HOA dues. During this financial uncertainty, raising dues up to \$88 per month or \$1,056 per year is in direct conflict with what was asked of the Foundation. In addition, during the current slump in the housing market, raising the HOA dues 66% plus and future increases for operation and maintenance would be detrimental to marketability of Genesee.

169 I came to Genesee because of its scenic beauty, abundant wildlife, and developed infrastructure (paved roads, natural gas, water, and sewer). I have little interest in the facilities. I will sell my house in five years so I have little interest in the “Future of Genesee.” I will sell my house immediately if any dues increase is passed.

171 What costs were incurred to conduct this survey? And why wasn’t it accomplished via internet thus saving \$.

175 Most important: keep Foothills pool. I would have voted for most expensive if included removable bubble for lap pool.

176 Whether we support any of the changes will greatly depend on the timing of implementation. If we have to start incurring cost relatively soon, economics will not allow us to be supportive. If charges and fees are implemented once the economy has turned around then it will be easier to support spending more \$ per month.

178 It is important to be mindful of the expense in expanding the Genesee facilities. I strongly oppose any single site proposals. Expanded facilities will increase maintenance costs.

179 A great community deserves great facilities. If I’s worth doing, it’s worth doing well. Don’t stint. If it gets too expensive for some residents, there are always homes for sale in Wheat Ridge.

180 We obviously appreciate the fitness facility (see preference). Not sure whether it would be used more if bigger. Do not want it at Vista.

181 Make Foothills a workout place and remove the lap pool to Vista. Increase & make workout place modern.

183 Let us begin by saying that we moved to Genesee 17 years ago because we wanted the unique characteristics of Genesee then, and we still treasure those same unique characteristics --- which are still here! Namely, they are: Lots of open space with miles of well-maintained hiking trails; proximity to downtown Denver; great covenants with active management of same; good roads with excellent maintenance of same; security services, including vacation patrols; great water in the taps, adequate water fOT the logical style of landscaping, and a sewer system (no wells or septic systems); great views of the high mountains and/or the city and finally, The Genesee Foundation which manages all aspects of the infrastructure, community communications, common facilities, and finances. One cannot match all of that list of qualities

anywhere on the front range, not to mention Denver --- not in Sol Terra, not in Castle Pines, not In Riva Chase, not in Hiwan, Not in Cherry Hills, Not in Ken Caryl - Genesee is unique and always has been.

So what are we trying to accomplish with Vision 2020? Sure, we could have a clubhouse with an expansive stone and high ceiling lobby with a fireplace --- for whom? Those of us who treasure those things already have them in their homes. Are they going to leave those beautiful expensive homes to have a party at the Genesee Clubhouse? We don't think so. Sure, we could have more space for the staff. But let us ask you, why does our staff need any more space? Genesee is not going to grow any bigger --- it's already built out. Where are the additional needs going to come from? Are we trying to compete with Genesee Fitness, Christie's and The Pines at Genesee for their business? We already have a fitness center and meetings rooms adequate for the kinds of functions that need these facilities in Genesee. If something more elaborate is needed, let's patronize the commercial facilities that are already close by.

To tear out one or more tennis courts at Vista to create more parking begs a couple of questions. (1) Why do we need more parking if Genesee is not growing? How many times a year do the parking requirements at Vista exceed the space available now? (2) Have we really evaluated the cost of tearing out the tennis courts? Genesee's tennis courts both at Vista and at Solitude were reconstructed a few years ago using a method called "Post Tensioned Concrete Construction" (See the enclosed article). First of all, one cannot tear out just one court because the entire slab was constructed as one post tensioned piece. Secondly, with all that high-strength steel in there, tearing it out would be a huge job. Let's be sure we know what it would cost. We spent a lot of good money to achieve a long term cost benefit. It wouldn't make sense to demolish the courts before their expected lifetime.

To eliminate or reduce the lap pool at Foothills would eliminate one of the best sources of community pride we have, not to mention a huge source of healthy activity for the young people who participate in the Genesee Mountain Thunder Swim Team.

To summarize, people bought in Genesee for what it is. If people bought here thinking that they could change Genesee to something it isn't, that was not a wise decision. Let us maintain what we have, replace that which deteriorates to the point of uselessness, and keep Genesee what it always has been --- Denver's unique mountain living community.

Wes Folsom

Judy Folsom

185 We need to revisit your proposals in 3 - 5 years. The decline in the economy will NOT support these motives.

186 Due to economy, we can't support replacement of facilities at this time. We would have supported the "replace - single site - lite" a few years ago, but a significant reduction in retirement savings and significant increase in health care cost will probably prevent us from supporting this option in the near future.

187 Although we could not attend the Vision meetings, we did have an opportunity to speak to several residents who did, so we were able to have some important feedback. We appreciate the committee's development of additional feasible options to the extremes initially presented.

188 Single Site "Lite" should have full lap pool for swim team, not a 3 lane pool. This is our #1 choice.

192 Another frustrating survey by Genesee. Options and directions NOT CLEAR. Hard to answer. (Comments & questions noted by each section of the survey.) Survey hard to "vote" - options not clear to us. Biggest "need" for our household is to add equipment to workout facilities - machines often tied up. More treadmills, more elliptical, stair steppers, etc. Also TV would be nice. This can happen without major building and cost. Keep 2 tennis courts at Vista - Cannot play USTA league tennis without these + bathroom & eating areas. If we expand, what purpose does Oxley serve? Now used for meeting space. Won't need it. Cost to maintain is high, I'd expect -Need more info here. Can add parking there vs tennis courts for Vista. What happens to Foothills with single site option. Not clear.

195 With increase in assessments, we'll leave. 1. The facilities we have now are more than adequate. 2. I have never seen our facilities crowded or over-used. 3. Genesee is a diverse community. Our residents have a wide variety of interests. Many are on a fixed income. Younger residents, especially those with children, live busy lives and are involved in activities with school, sports, etc. – Activities not in Genesee. 4. We can't see any need for a "community center" especially given what we have are not being used. 5. Let's maintain our current infrastructure – and if we want to "bring the community together" let's plan cost-effective events. (i.e. concerts in the meadow, July 4th etc.)

197 Clearly, updates/replacement are necessary before we lose these valuable amenities. The HOA dues are low, very low, considering all the many services we enjoy! Thank you, thank you!

198 To spend money on a 3 lane lap pool is ludicrous. It would be lovely to modernize or increase facilities for the community. But you can't do it all at the expense of downsizing a pool or tennis courts. What's the point of having better facilities and worse pool & tennis availability? So in a few years more people will complain & you'll rip out the deck or fitness room and build another pool?

199 I am submitting my survey with this letter to supplement my concerns and additional comments as requested in Section V. Since my employment takes me away from home often, I am not as available to attend the related meetings.

In keeping with the intended purpose of this letter, I am avoiding any reference to whether or not my family would actually utilize the new facilities more than we currently do. Instead, I'll opine at the much larger picture regarding how it would impact our community and property values as a whole.

For families such as my own that have felt the economic impact of the last couple of years, the timing for this could not be any worse. I realize the goal is a year or so away, but it will take much longer than that for many of us to recuperate our losses. I'm perfectly happy to pay+ our current dues to cover the expenditures that we have to maintain our beautiful community, but cannot and will not absorb an additional \$900+ per year of dues for life to support this project; a project that seems at first blush to be financially extravagant.

I understand that the argument is being made that it will increase our property values, etc .. However, it is my personal belief that with so many alternatives at far less expense close by (Mount Vernon, Genesee Fitness, etc) the increase in dues paid year after year could not justify the ROI. Since I and many like me have no intention of moving any time soon (as long as dues are affordable), this argument means little to us aside from an increase in taxes and dues. Regarding the "replace" scenarios that are presented, I can't help but imagine that much of it will go unused to the extent that it costs. Our pools are only useable a few months out of the year and I can only imagine an acceptable ROI for those meeting rooms and gathering areas if we are going to rent out the facilities to the general public, which opens an entirely new set of concerns and financial obligations. If one of these were to pass vote, would the homeowners still be required to rent these new gathering areas/meeting rooms for their own use after funding them?

If one is involved in real estate transactions within Genesee, I can understand the curb appeal advantages that these expensive updates will bring. But for the rest of us focused less on personal gain and more on affording just to stay here, I cannot justify the expense at this time.

In closing, let's not forget the increasing MPB threat that is moving our way and is likely to have a much more detrimental affect on us in the coming years. This may be a good time to put these mega-improvement plans on the backburner and allow the economy to improve (or decline) while we stash some funds away in preparation for attempts to save our forest.

Thank you Fred Whitten 1912 Columbine Ct. 3/570-3936

- 200** Building a huge clubhouse (13,800 or 12,000 sq. ft) is totally inappropriate for our community.
- 201** The existing buildings are 30 yrs old. Will the planned building(s) only have an economic life of 30 years based on the existing structures? Or do the existing improvements still have contributory value?
- 203** When will we learn there is no end to want. The over-the-top vision committee spending spree is just wrong! The reality of today's economy and the fiscal vision of the GVC do not make for a better community. It seems obvious to me GVC is fiscally irresponsible and out of touch with knowing the difference between needs and wants. Stop this madness!!
- 204** We don't spend as much time in Genesee as when I first moved there (I got married last year). However, when we retire, we "may" sell our Denver house and move full-time to Genesee (we both love it).
- 209** We do not want this to become a highland ranch! The rec bldgs are a bonus and not why people move here. If the realtor is embarrassed to show our rec bldgs. She needs to sell elsewhere – like Ken Caryl or Mount Vernon. All of the vision committee's missions will not make my property worth one more dime rather make it harder to sell because the dues are already prohibitive. We are a unique-historic community and we need to stick to that. Disband the vision committee
- 211** Emphasize functionality over style – add substance not "inviting entry." Maintain foothills facility for swim team and adult swim
- 212** We live in Genesee because it is beautiful and offers mountain living with a neighborhood feeling close to the city, not because we want or expect grand/inviting meeting rooms and offices. The tennis courts were a huge consideration in moving here. During the summer we have trouble getting a court – people know you have to play in the morning or by noon because of weather, etc. Do not remove any of the 4 courts – we wouldn't be able to field a USTA/CTA team (illegible)
- 216** It is good to look toward the future, but now is not the time economically to make all of these improvements. With house sales at a low, it would be better to wait until the economy improves and just do maintenance. The biggest improvement I would like to see is a bubble over the lap pool with heat to swim in the winter plus a hot tub there.
- 218** I think the swim team and tennis team is an important part of our community (even though my kids are grown). I want foothills pool to remain so we can offer swim team to our kids – so they can walk or ride their bikes to swim team practice adds pride to community and brings families and kids together. I understand we need 4 courts to have a tennis team – I would not change the tennis courts at Vista – so we can continue to have teams – another integral part of our community. Our houses are big enough as is to host "community meetings" – clubs etc. so I think the need for large community meeting rooms is way overblown.
- 219** We moved into Genesee for the natural beauty of the foothills environment, views, trees & hiking trails. We would rather see our money spent on maintaining these natural amenities.
- 220** Usage is limited to a small percentage of residences covered by the association! Any major expansion of facilities should be taken with a model that allocates costs to those who use the facilities. Dues already exceed other areas and increases are greater than common price indexes. Dues should not be increased to build new facilities. Any new facilities should be built in partnership with similar organizations already in the area such as the Mount Vernon Country Club.
- 221** There is no 2nd choice (to the repair option).
- 222** Swimming pools are not environmentally friendly. We should consider elimination of pools to meet our community's value of the environment.
- 224** Our main concern at this time with the poor economy is to keep our dues as low as possible!
- 226** Because of state of economy and real estate this is a bad time for these projects.

228 We would support single site lite only if pools are covered for year-round use. Too much money for 3 mos. of pool use per year.

229 A prerequisite for any additional funding should be the formation of a Genesee Metropolitan Services Special District to handle the management of all facilities and common services.

231 I have lived here 27 years and have never used the facilities you want to replace or improve. Why not charge this to the families that use these facilities. It is unfair the non-users have to be responsible.

232 Any increase in dues would be a hardship on many residents in Genesee. An increase in dues could prevent some future residents to move to Genesee.

236 Can the tennis courts be located in the “field” west of Vista? Decking/picnic areas are 2 separate “activities”. Decking is important to the function of a community building but picnic areas are not – go to Genesee Park for a picnic – not the community center. If “Replace 2 sites” is adopted the bathhouse should be designed to also be a multipurpose, year round meeting facility. Building it for one purpose/one season is shortsighted.

239 We are very strapped for money in this economy..

240 We would like to see Genesee treat the amenities as a club membership – pay only for the amenity a household wants. There are many of us here in Genesee who never use the Club House, pool, tennis courts, etc. Why should we pay for everyone else? Mount Vernon Country Club does this policy and its very effective. Also we use the Golden Community Center for a reasonable rate and have the use of it all year long.

241 All for a new facility but two is overdoing it – the parking lot should NOT be put where tennis courts are. That is not fair to the surrounding residents –it should be by the road (Genesee Vista).

242 I did not move to Genesee for the facilities and do not believe many people do. We should keep them up but not invest so much in upgrading them – certainly not for \$700-\$800 per year.

243 I think we pay way too much for security. I would like to see some security costs cut, and then more \$ would be available to manage Vista and Foothills (without raising current assessments).

245 Repair as needed. Replace as needed. But first save the \$\$ to do it. And lastly DO NOT go over the top with these ultra-swanky and very expensive options. If you take \$\$ out of home owners pockets , \$\$ that they could remodel homes with, the entire neighborhood will deteriorate. \$1,000 a year in assessment increases and I will not replace my aging deck, etc. and times 891 homes.

Though well - intended the Vision 2020 Remodel and Replace proposals are flawed in three ways.

- The high dollar cost is to pay for acceleration of an already established schedule of infrastructure replacement and the cost impact is minimized by quoting it in monthly rather than quarterly terms.
- The discrepancy between the proposed 10-year “monthly” assessment levies and the total cost is apparently for loan interest. money that could be used for updating our aging homes is money down-the drain.
- There is a critical and financially sound Option that is missing - there is no Repair, Save & Invest proposal although there is a 10 year cushion for putting a large portion of necessary funds in the bank.

The proposed “monthly” assessment increases are significant and made solely for the purpose of accelerating an already established schedule of infrastructure replacement in an financially unsound manner. Unsound because it relies on debt service that can potentially burden Genesee homeowners with two dangerous financial pitfalls. One is that no tangible asset is being purchased with the debt service funding; it is money down the drain, And two, if cost estimates overrun, almost a guarantee in any new construction, Genesee homeowners could be ensnared in untenable and upward costs spirals, There has been shown no viable value for this proposed acceleration.

The third critical flaw is the “missing Piece” of the Vision 2020 proposal(s), and that is best illustrated by example. Had Genesee for the last 30 years had a very modest savings and investment provision in the

assessments, established expressly to save and invest funds for future infrastructure replacement, there would be more than enough money for funding even the most expensive of the Vision committee's options as shown on the chart below.

| Monthly assessment increases to fund Vision 2020 over 35 years with the number of Homes increasing from 10 (in 1974) to 891 (in 2009) | | | | |
|---|-----------------------|------------------------|----------------------------|----------------------------|
| VISION 2020 OPTION AND COST | REPAIR \$2,470,000 | REMODEL \$5,600,000 | REPLACE "A" \$6,600,000 | REPLACE "8" \$7,800,000 |
| EARNING RATE = 3% | \$8.89 | \$20.16 | \$23.76 | \$28.08 |
| EARNING RATE = 5% | \$6.63 | \$15.03 | \$17.71 | \$20.93 |
| EARNING RATE = 9% | \$3.05 | \$7.61 | \$8.94 | \$10.60 |

That water-under-the-bridge scenario offers an important lesson. Said simply - First get the money in the bank, Then spend it. The current schedule for replacement of the Foothills pool in 2019 gives Genesee residents a 10 year cushion that can be used to build an investment account to offset the costs of future infrastructure replacements - see the table below. This is both an economically responsible option and very importantly, one that is missing from the current initiative. That option, which would likely get most residents votes, could be entitled: **REPAIR AND SAVE**.

| Monthly assessment increases for saving & investing. 10 Years, 891 homes. | | | | |
|---|-------------|-------------|-------------|-------------|
| PRINCIPAL | \$2,470,000 | \$5,600,000 | \$6,600,000 | \$7,800,000 |
| EARNING RATE = 3% | \$19.10 | \$44.55 | \$52.51 | \$62.01 |
| EARNING RATE = 5% | \$17.35 | \$40.10 | \$47.25 | \$55.80 |
| EARNING RATE = 9% | \$14.15 | \$32.10 | \$37.80 | \$44.68 |

The Genesee Foundation for the past 35 years oversaw the building of what can arguably be characterized as the most exceptional, welcoming and comfortable neighborhood community in the Front Range. The community is aging beautifully and will without a doubt require updating in time, as will our homes,. Lets all do it responsibly.

John and Janine Palmer
23843 Shooting Star Lane

246 Really would like a nice larger single site community center but does not need to be super extravagant.

248 The facilities here are on par with a cheap run down apartment complex at best. They are a disgrace. They were built 30 years ago to sell lots and do not meet any needs in today's community. They are a huge negative when attracting people to this community. I could find a cheap apartment complex with nicer facilities.

249 Thanks for doing this. However, in these economic times it is important to hold down costs. Also it seems important not to price people out of Genesee.

251 Lap pools adequate for a swim team are extremely important. This has been one area the community focuses on kids pre-school thru 18 that bonds the kids together and gives a sense of identity and role models. Also, tot like pool bonds the pre-school community and parents together. Both of these make Genesee strong and gives appeal to attracting families and are essential.

252 We did not move to Genesee expecting Country Club amenities and their associated expenses. Maintaining, and replacing the current facilities as needed is expected but we oppose the expansion of the scope of these amenities, e.g., coffee/snack bar, staff fitness instructors and a 50+ station workout facility with "scenic mountain views." If a segment of the community is interested in a Genesee Fitness "Club" then a pay to play system should be instituted and it should be self supporting and not an ongoing additional financial burden on the entire community. Thank you for all your work on this.

254 Clubhouses are a good amenity as they are. No need to expand or replace. They do not add to property values, and the ever increasing taxes (Foundation dues, water, etc) are becoming increasingly negative. Maintain what we have and keep the costs in check.

255 Anyone taking this survey should first tour both Foothills and Vista. Foothills is so dated. It smells old. It is not laid out well for its current uses. Fitness rooms are small. Upstairs area is wasted space. I love the idea of a pool, picnic area and bathhouse to replace Foothills. Young families will likely be the future buyers of our homes and they are going to desire and use these types of facilities.

257 I went online for more information but did not have questions answered and we could not make meetings. Is single site lite adding laplane pool to Vista and keeping lap lanes at Foothills? Would the huge makeovers with expanded bathhouses be putting pools indoors?? If so that is great but I did not vote for those because I couldn't tell. Expanding bathhouses without putting pools indoors for year round use is just impractical.

259 You represent the HOA. When people come to visit my house they come to my house not the Genesee common property. I would like you to maintain the roads and lower the HOA dues.

262 Keep in mind that cost estimates are always wildly optimistic. For example: DIA, light rail, our dam.

263 (1) The problem with our current facilities is that the lap pool is not available enough for adults and our budget seems to limit this, including keeping Foothills open into late fall. 2 adult lap lanes should always be available to adults. It seems the children/swim team control the pool. (2) Just because our clubhouse and private houses are getting to be 30 years old does not mean we destroy and rebuild them.

264 People can join Mt. Vernon or other "clubs" available. Just want a safe and secure community with outdoors provided by nature. If you want to spend: a bike/hike/run path around the perimeter Foothills loop and Vista loop would be the best way to upgrade our community and to make it safe to walk and run and bike.

265 (1) Genesee recently built a water reservoir of modest capacity at a cost far above the estimates that led us residents to agree to pay for it. We do not wish to contribute to another such disappointing expenditure. (2) Even if the estimated increases in our dues turn out to be accurate, they will lower the resale value of our home in indirect proportion to their size. Over 5 years \$25 per month would cost us \$1,500, \$68 would cost \$4080.

266 Section 1 – No second choice. I am opposed to all replace and remodel alternatives. We must continue to repair and use existing facilities.

267 Will move if significant increase in dues.

268 (1) Probably the worst possible economy to try this. (2) If we do this consider a special district. (3) Fees are high enough.

269 Although we are empty nesters, we believe that it is vital to make Genesee attractive to young families with children and focus on amenities for that demographic. Genesee should never become a retirement community with resources going toward "meeting rooms" and "social gathering" spots for us older people to hang out. We need active areas, kids and vibrancy not senior centers. Incidentally, I am curious as to how the "privacy envelope" with name, signature and address ensures that responses are anonymous and confidential as stated.

273 We thank the Vision Committee for their hard work. However, to replace Foothills and Vista facilities does not make sense at this time. The major expenditures are extravagant and would be a financial setback to the homeowners of Genesee for years to come. I would hope the committee would step back and take a more realistic view of what Genesee needs. Note: Repair Vista and Foothills lite is deceiving. \$2.0M is not a lite repair.

274 One of the items that doesn't appear to be addressed in the updates is the playground. It is very outdated and needs to be replaced. Our family and others would use it more if it was newer and provided

options for all ages. In addition, it would attract young families to Genesee. A great playground to model after is the one in Kittredge.

277 Seniors @ 70 years of age should be exempt from any dues or assessments connected with any facility expansion or replacement.

280 As a member of the HOA, before making a commitment to remodel/upgrade – I would be interested in the usage of these facilities. When I visit the Vista in summer, there are not too many swimmers. I don't want to remodel if there is insufficient usage.

283 Priorities for us are keeping pool areas as they are or similar and possibly expanding fitness area. We would never use the expanded meeting areas, etc...

284 Trails are the most important attribute for us and the community.

285 Would prefer funds be spent on remodeling existing interior spaces, and remodeling and expanding exterior facilities. Not in favor of expanding interior space. Please remember many of us live in 30 year old homes (facilities). Some of the options offered do not fit the needs, character, and financial responsibility of much of the community.

286 The type of facilities recommended in replace should be left to private enterprise with fees paid by users. Forcing these fees onto the community will cause problems for townhome communities who already have fees (monthly) to support maintenance of their buildings. There is plenty of meeting space in Genesee area – maybe the Foundation employees should rent space nearby versus being housed here – or purchase an existing building somewhere.

287 What is the vision of Genesee? It is the same one envisioned when Genesee was created 30 years ago. Genesee is its beautiful mountain setting, its breathtaking views, its open space and trails. The essence of Genesee is the outdoors – not the indoors. It is and remains the most spectacular development we have ever lived in. The photo on the Foundation website of the trees, snow, hills and mountains captures this vision. Genesee is not about the facilities.

288 I hope this concept of renewal does not turn into the sign fiasco of a few years ago. We pay high enough HOA dues, please stop raising them. The Foundation needs to practice some much needed fiscal restraint. Raising HOA dues by \$88/month should not be done.

291 The replacement costs are much too high. This is not the time to increase monthly dues.

293 Important to keep 2 facilities. Remodeling better solution than replacement.

294 Thanks to the Vision Committee for all of your efforts on our behalf. We are, personally, most interested in “investing” in the future of Genesee.

295 Homeowners dues need to be strongly considered given the rest of the mountain communities don't have as high of dues (Lookout, Soda Creek, Evergreen).

296 First of all, we are disappointed that there was no survey – this document is a “vote.” We moved here in 83 not because of the clubhouses, pools, etc but for the habitat and the water-sewer system which is what makes us a unique mtn community. We didn't pick Genesee for a country club – there were other options. We use the fitness area regularly and have NEVER been unable to exercise because it was too busy. Same for the pools, etc.

297 Important to have a lap pool so a swim team for the children continues!! It is one of the few activities for children in our community!!

301 There was not an option that did include pools. It is our strong opinion that pools do not add value to the community considering their cost, and relatively small window of usage.

303 Since the replace- single site “lite” and the replace-two sites-“lite” alternatives indicate that there would be a leisure pool and a 3-lane lap pool, are you proposing disbanding the swim team? A 3-lane lap pool would not be adequate for hosting swim meets.

304 We only need one swimming pool. Racquet ball court not used enough.

305 (1). Would like to see new pool at Foothills only if enclosed for year-round use. (2) Leave courts at Vista with no larger parking area – strongly object to loss of tennis court to parking – especially.

307 Foothills needs air conditioning and accessibility, a small lap pool would be nice at Vista (or a kiddie/family pool at Foothills) otherwise I/we do NOT see a need for changes/cosmetic remodeling at either site. The tennis courts at Montane are a long ways away and often SMELL BAD and I would not like to have to use them on a regular basis.

312 We need more data to support. As an example: % of homes that use swimming; % of homes that use fitness center; % of homes that use racquet ball court. Do you think any of these are above 25%? Solterra is not our competitor. Riva Chase and Spring Ranch are similar and neither offers swimming or health club. Also in most of my conversations, these facilities here not major decision issues to buy in Genesee. Many residents belong to health and golf and tennis clubs in the city.

313 My first choice -- alternative to the 7 options given previously: abandon one clubhouse, focus maintenance and capital improvements on the remaining one.

314 If you're gonna do something do it right and super inviting to increase community value and access.

316 We were out of town for the meetings but were able to talk to several people about them.

317 We do not want to lose Foothills. We use the exercise facilities regularly. It would be nice to have music or TV while working out. Thanks.

318 It would be wonderful to have 2-4 lap lanes all year long for adult swimmers. Now I can't use the pool because of the swim team and work schedule. I/we think it is ridiculous to have state-of-the-art pools for 2-3 months of the year. I/we would go for #s 4 or 5 IF the money was less per month over many more years so all who used the facilities for the next 25 years helped to pay for them. The Foothills fitness center gets very crowded between 7:30 and 9:30 am.

319 What has been the trend over the last 20-30 years? Are we becoming more of a "retirement/empty nest" community or more "families with children" community? Do we have census data that goes back 30 years? Amenities should anticipate the trend.

320 Rather than an assembly of local HOA's attempting to maintain independent but marginal exercise and swimming facilities, I would prefer to fund a larger and better equipped regional recreation center. I recommend the Foundation consider simply maintaining the current facilities for the next couple of years while they investigate the feasibility of establishing a regional operations with a mix of mill levy and user fees. It could serve the Genesee Foundation, the Village, Chimney Creek, Riva Chase, the variety of similar associations on Lookout Mountain, and a host of un-associated residences in the area. Such a facility could be located in the Genesee Business center area, or elsewhere at a spot convenient to all in the regions. It could include facilities similar to the Golden or Evergreen Rec centers, though it may be a bit smaller in stature. An indoor pool, kids pool, basketball court, indoor running track, climbing wall, exercise equipment, racquetball/handball, community meeting rooms and more could be accommodated in a regionally funded facility. Meanwhile, the Genesee Foundation could get out of the recreation business and focus it's efforts on maintaining and improving our outdoor environment, trail system, forestry management, etc. Few people move to Genesee because of our stair step machines or swimming pools, they move here because of the unique outdoor environment. The recreational facilities help, but a new, well planned regional rec facility could meet those needs just fine. Consequently my "vote" to simply maintain the existing facilities in Repair Mode isn't a vote to let them deteriorate, but rather a means to give us time to investigate the feasibility of a regional rec district before we spend a great deal of money on more small HAO dedicated facilities. Scott Mefford

321 This is not an opportune time to increase assessments!

322 It's a very poor time to be spending a large amount of money. Wait until times get better.

323 Property values are reduced when the homeowners fees become excessive. With the current real estate market/recession as a consideration – now is not the time to be raising taxes (homeowners fees).

324 We bought in Genesee because of the beauty of the area and closeness to I70. If we put too much emphasis on facilities and costs become much higher it will become a negative. Hopefully we can find a balance that will not considerably raise our homeowner fees.

325 We have lived here 15-16 years and have used the weight room one time. We have not used an of the other facilities. Have gone to the Vista Club house to drop off security coverage when on vacation. I use Lakewood and Golden Recreation centers frequently 3-4x/wks & see no need to spend money to built facilities here. Our assessment has gone up from ~\$280/quarter to \$448 & that's enough for us. We did not build our house here because of the facilities!!

326 Dog park! Dog off-leash area is of high importance to this household and the community. Dear Ladies and Gents of the Committee, I felt an explanation was appropriate for our unusual completion of the survey since neither my wife nor I liked any of the options. I attended the community meetings and have read through all of your materials and would like you to consider the following feedback. The remainder of this letter will be in the first person for ease of reading, though we both concur on these points. First, I do not believe there is anything wrong with the “bones” of these buildings and replacement would be a waste of money. I agree tht the meeting room at Vista is too small to accommodate our community meetings, but rather than add more space, why not reconfigure the upstairs to combine the two rooms into one larger room? Simply changing the façade with rock wainscoting and stucco that can be applied right over the existing wood siding is a relatively inexpensive upgrade that would update the look tremendously. The furnace can be easily replaced to modern standards, we just did it ourselves. Second, remove the pool replacement from any of your remodel scenarios, it doesn't belong there and you are jeopardizing your efforts by leaving it in. Even if the pools need to be replaced, which no one believes they do, that needs to come out of the reserve fund, period. The reserve study should have taken that into account and if it hasn't then that is a separate issue. All these yearly surpluses could have gone into the reserve fund to help pay for repair/replacement of the pools. Sorry, you will never get our support on even the remodel scenarios as long as the pools are included. Based on the above feedback and the other responses on the survey form, the Remodel Lite version is still not lite enough for my support, hence my adding the Super Lite option. I think you should change the facades, reconfigure the meeting rooms, update the furnaces, and forget all the other stuff like picnic areas and other landscaping work. If you don't update the facades, don't bother with anything. When we moved here 4 years ago, we were thrilled there were two community centers with the facilities that they had. We didn't think they were particularly dated, because they match the whole community. I think you guys are really trying to fix something that isn't broken, but if you insist that they need to be modernized, you can do so much less than you are proposing and still get the job done. Regards, Chris Jacobsen

327 We need to keep the two tennis courts @ vista. Tennis courts attached to other recreation facilities are much more valuable to the community than stand-alone courts (like solitude). “Relocate tennis courts” is an unrealistic option.

328 We are totally against any dues increase so this (repair) is our only choice. Overall coment: We can't believe that a new clubhouse is the “vision” for Genesee. Does not seem like much of a vision. 2-3 years of “visioning” = clubhouse? Current Genesee facilities are just fine for the community's needs. We have been paying into the capital fund for two decades so that these facilities can be repaired and maintained as planned. Spending a lot of money for new clubhouse facilities will NOT increase our property values. Allowing homeowners to keep as much of their own money to update and remodel their won homes will do more for property values. A gorgeous clubhouse will not help sell an aging home. Ever increasing homeowner fees WILL deter buyers and home sales. Especially prejudiced to frontside homes. The Foundation needs to learn to become fiscally responsible and conservative with our budget. There are plenty of exercise facilities in the area that Genesee resident can join if they want more.

331 As a former tennis player, forced to quit by health, I can assure you that it would be an error to remove even one Vista court. They are correctly sited for tennis, and there is no way to avoid the sun problem at Solitude. How about putting all water/pools at Foothills and use that area for more parking/outdoor areas for concerts, etc. Could leave 1 tennis court at Solitude, convert second to basketball or such

332 Areas such as picnic dedicated space will not be utilized; social functions in Genesee have proven to be centered around the home. We have lived in Genesee for 30 years and have observed what community space and facilities are most used by the majority of the residents – Please don't "OVERMANAGE"! this community. M&M James M. Sullivan 25050 Montane Drive West.

333 Include Juice/Coffee/Ice Cream Bar/Sandwich/Breakfast (Light) Include Bump Out to Lap Pool for Adults Only Leisure Swim

334 Extremely Poor Timing – Economy

337 I actually use Vista pool and playground regularly and the other facilities occasionally and feel that they are clean and functional and do not feel major improvements are needed at this time.

338 1. One good site will probably be more imposing and less expensive to maintain than two or more marginal structures. 2. It's important to maintain 4 tennis courts at 2 different sites. They are inexpensive, great amenities, and we are not trying to present a bare bones image. 3. Thank you for all your good efforts. 4. Find the best financing vehicles but don't try to be cheap.

339 Facilities are not important to us. One other alternative not presented: close facilities and reduce HO dues

340 Permanently close any and all facilities that are or become unsafe.

341 I have never seen overcrowding at any facilities and find them to be vacant most of the time. I think the attractiveness of the community is enhanced by having a good range of community facilities, but don't believe that we need to go overboard in the quality. I believe our facilities are already better than most competing communities. Higher dues would affect my decision to stay in this community and would have discouraged me from moving here in the first place.

343 Vista improvements are more important than foothills. Fitness area should be expanded or put in larger area at Vista. It's heavily used and is very important. Do we really need 2 pools? My kids want to go to Mt. Vernon anyway due to limits here – size, etc. If assessment keeps rising exponentially, no one will want to live here. Let's consolidate into one larger facility at Vista. Skip the tennis courts – they're lightly used. Let's get down to one pool.

344 We did not make a 2n choice, as all other plans (besides the repair option) seem grandiose beyond need. The idea of increasing HOA fees from \$300 to \$1000+ with no idea for how long, doesn't make sense. Lot sizes allow for picnic and gathering on owners property.

346 We appreciate your efforts. But...spending large amounts of money in these economic times is a tough sell. I would like to see an improvement in road shoulders so it would be safer to walk and run in the neighborhood.

347 Events and activities drive facility usage, not the facilities themselves. The facilities are more than adequate at this time. The pools are good for 9/13 more years, it is crazy to spend millions now to re-do them. Especially in today's economy. I am shocked the committee would suggest such an elaborate capital spend which would result in removing tennis courts from the club house just to create a bigger club house. Here are some lower cost solutions: Beverages: buy a cool looking ice-cream/soda/bar for vista. Tennis: just resurface. Pool: add a pool liner or fix cracks...and maintain 85-86 degree water at Vista as its more for lounging. Cooler in lap pool is ok. Thanks! & please don't do this big project.

348 Tennis courts are a top priority for our family. We are content now with the current facilities and did not choose our home because of the facilities – we are here because of the natural beauty. We are very concerned that any drastic changes to Vista Clubhouse will impact some neighbors more than others – view, noise, parking, traffic.

349 We have many concerns including – 1) Where are estimates/discussions about maintenance of new facilities in monthly dues – they will surely need repairs in time 2) How can pools, decks, etc possibly cost this much? 3) Do increased dues help or hurt property values? Increased dues may be significant turn-off to potential buyers especially those looking at less expensive homes. 4) Hard to believe we need to completely tear out structures that are barely 50 years old – can't we update as we all do in our homes? 5) What we now

have serves our needs fine – We’re ore concerned about home properties staying updated and maintaining feel of Genesee. 6) Pools are only open 4-5 months – is it worth this much money for short time of year. There are clubs, rec centers, etc to join if more is needed by homeowners. Not in favor!

350 The \$ numbers I have seen projected for the pools don’t add up! We live in a mountain community! If I wanted to have the amenities like Highlands Ranch I would have moved there. I don’t understand why we want to become suburban.

351 Prefer NO INCREASE in DUES.

352 I believe we should do repairs for the next 2-3 yrs to allow the economy to recover. If we do improve areas, I think that the fee structure should be adjusted for the number of people in each household.

353 Than you for our time and effort in addressing these important issues! This is Genesee’s opportunity to remain a desireable mountain community instead of becoming a dated, decaying community. In your search for helpful information, it would be interesting to see the ways in which Genesee’s demographics are evolving, along with comparisons to what similar communities have done or are planning to do.

354 1. Genesee Foundation is a HOA not a country club. 2. Monthly dues? No such thing in Genesee Foundation. Quarterly assessments is the proper terminology. Your attempt to downplay the costs as a monthly expense rather than a quarterly assessment fools no one. 3. Need more square footage?. Move GF Administrative services to Genesee Park Thousands of office square feet available for lease at bargain prices. 4. Millions for swimming pools(s) to be used 3 months of the year. Less expensive to purchase swimming pool access at Mt. Vernon Country Club. Do the arithmetic. 5. Have you looked at access to Golden Recreation Center for families that wish to use swimming pools and exercise facilities? Again, do the arithmetic. 5. Property values. Property values are based on supply and demand. Right now, the demand is for inner city living. Empty nesters, young people, new families, and families with children are heading to the city. Try another approach to get my support. 1. A single new facility with indoor swimming pool, exercise facility, meeting areas, administration office space to be build in meadow across from Vista. Convert Vista and Foothills land into open space and swap with equivalent land in meadow across from Vista. Surely you geniuses can figure out how to do a land swap. If Jefferson County can do open space land swaps with commercial interests, surely GF can arrange in internal land with our own land. 2, Charge for use and upkeep of recreational facilities, i.e. pool(s), tennis court(s), exercise equipment, etc. Use it – you pay for it!! 3. Conduct a documented census survey (with privacy envelope) of the ages of individuals residing in Genesee. I have never seen a documented census or age group survey conducted by the GF BOD. One can only believe the BOD *does not* wish to know the breakdown of ages groups of Genesee residents. A census / age group survey should be done once every 5-years.

355 Your monthly dues increases are deceptive, you should use quarterly figure. Dues increases produce a less desireable environment for individual home valuations and I believe these proposals are outrageous at this point in time. There is no #2 (2nd choice after the repair option).

356 We had thought the Vision Committee would/should address the TOTAL “Vision” of the future of Genesee and its resultant costs for homeowners – including expenses such as maintaining/upgrading the water and sewer system; possible needed road reconstruction and building an egress road and other measures for fire safety/mitigation; and preservation of any other facilities and of our natural beauty/open space/trail system, etc.

359 In this tough economic time, it seems almost reckless to spend on unnecessary upgrades. I use the health club here 3-4x/week, and it is more than fine as it is. The vista tennis courts were just re-surfaced, and are great – now you’re considering tearing them out? Doesn’t that seem wasteful? Please be considerate of those who don’t use any of these facilities, and please don’t increase HOA dues for what are unnecessary upgrades. The thought of increasing monthly dues honestly makes me want to move away from Genesee.

361 Because of health problems we chose Genesee. it was the only place we could find that had easy access and a main floor bedroom. We also liked the open space and fire station availability. Unfortunately, our income remains the same, but expenses do not. Dues have gone up for both Genesee and the condos. Our concern is whether we can afford to stay or if we can sell because of the high dues. If we owned a home it might be easier.

368 Thanks for all of your hard work on this!

369 It was very difficult for us to choose between the first five alternatives and easy to reject the last two.

370 I expressly have not indicated a "second choice" as we do not support any further expansion of facilities. Actually, we would vote for "fiscal conservative" policy by the board of our present facilities.

373 We are in a recession right now and we feel that our dues are higher than they should be before even considering this.

374 To build a new 13,800 sq. ft. community center is reckless spending and the facility will NOT be used. Furthermore, the options on your survey are limited in scope.

1) The pools are open for a ninety day season every year. The \$1M price tag to replace the Foothills pool equates to a cost of \$1,100 per season day for ten years. Only 4% of the Genesee population is under age 30. Your survey should include the option to close the Foothills pool.

2) Only small group of people use the Foothills facilities. A Genesee resident could join 24 Hour Fitness and belong to Mount Vernon Country Club for much less than the costs the GVC suggests to update our facilities. Your survey should include the option to charge a usage fee to residents that use the exercise room, racquet ball courts and pool.

3) Due to the limited amount of use of the Foothills club house, regular scheduled maintenance would suffice for years to come.

4) Tearing out state of the art post tension concrete tennis courts at Vista Club House to put in a parking lot is irresponsible and a giant expenditure that makes no sense.

5) HOA dues are a price consideration when one is looking for a place to live. The increased dues will reduce the number of people that will look to live in Genesee.

6) The GVC should look to maximize the resources we already have. Use the racquetball court for pilates classes, yoga, stretching, indoor half court basketball or other multi uses. Retrain or hire new employees with carpentry skills and HVAC skills to build and or repair existing facilities.

375 We believe a portion of all past HOA fees should already have been earmarked for planned future remodel/replacement of the pools and all structures. And, we did make effort but were unable to attend the Vision Committee meetings.

376 Due to hygiene a lap pool is only to be used by those swimming laps. A swim team must have 5 lanes to compete. Family pool at Foothills would NOT be green as facility should be closer to bulk of population. Thanks for your time and effort.

376 When we moved up here, it was for one major reason: the many acres of open space with hiking trails, animals and native trees and shrubbery. We were not interested in amenities per se. We were interested in the unique environment Genesee offered and we could not find anywhere else. We still hold that belief

Over the years we have been part of several organizations her in Genesee, contributed time, energy and interest to them but our community is and has always been fairly broad and not focused only on Genesee. We have family, friends, interests, involvements, business and associations away from here. We will continue such relationships and Genesee, hopefully, will always represent for us the "break" from the other world we inhabit. The world of natural sights, of quiet, of peacefulness, and of attention and commitment to maintaining such a place.

Another significant element her in Genesee is the superb quality of administration responsible for maintaining such a wonderful place. From elected boards to Carla and Jim and the crews they hire, we have always felt very, very fortunate and certainly want such competence rewarded.

The current economic situation also reminds us of what is vital and what is not. We have felt that balance has been achieved in financially affording good administration, maintenance of our facilities and protection of our natural environment. Raising the monthly dues to pay off an unnecessary dept particularly in a recession environment is not a good idea. It places an additional burden on homeowners, will not improve property values or help expedite property sales already depressed.

378 I think more space for group exercise could be nice, but not necessary. My most important priority is a relaxing, quiet pool (i.e. Foothills) without a bunch of kids. Our community's average age is 56 (?) and playgrounds and family areas don't seem to be a big priority. I seldom see people using what we already have.

379 Thank you for all of your hard work on this huge project.

381 A. Keep the Foothills building the same size, extend fitness on the ground floor to include all of the racket ball court and move the upstairs equipment to the ground floor. Build-out the second floor over the entire fitness space and this will provide a large meeting room with a moveable divider. Reline the swimming pool and update the mech aqp. Also a new furnace for the building. B. Keep the Vista building the same size, same pools, reline them and update the mechanical equip., keep the two tennis courts and a new furnace for the building and rebuild the deck.

382 The Foothills pool is very important to me for lap swimming.

385 Section I is stacked toward spending a lot of money particularly by requiring more than one choice. Given the present financial condition of country and retirees, this vision survey may be pie in the sky. The financial picture may not improve much in the coming decade. It's time to tighten our belts. If the economy gets much better, then revisit the costlier options.

386 1) Convert the swimming pools from chlorine to salt water 2) Add safer walking "trail" beside streets where so many of our residents walk and do outdoor exercise.

387 At a time when every organization is spending wildly, Genesee needs to make a strong statement that we are financially responsible. These grandiose clubhouse changes need to be put on hold for at least 10 years. We all face rising taxes from federal and state governments and Genesee should not compound the problem. Spend as little as possible at the current time! All of these proposals (except repair) are irresponsible.

388 These need to be put to an official vote before moving forward with any options that cost add'l money! Pools are only open such a short time of year. I would rather have an indoor play area like the one at Golden Community Center than a mega pool. WE DON'T NEED A MEGAPLEX! Those of us with young families use Splash when we need to. Replacement is too expensive! This is too much debt to bring on our community. Lite remodel possible if an indoor play area is included. Repair is the best option. PLEASE NO MEGAPLEX! PLEASE! In this economy, the community should be frugal. Why not revisit this in a year? This is not the time to be increasing dues. So many families struggle with the high dues we already have. Lets table this for a year and then revisit the ideas.

389 We feel money is better "spent" by holding in reserve to combat potential devastating effects of pine beetle infestation. While our facilities provide added value to SOME homeowners, a pine beetle infestation will greatly affect all property owners for a very long time. First impressions are difficult to overcome - just think about the unattractive view of Vail from I-70 going west due to all the dead pine trees. We know Genesee has a plan for the pine beetle, but do we have enough money?? If the view from I-70 of Genesee looks like Vail, potential home buyers will not even venture into the community to see what else it offers. Our pine forests are one of our biggest assets and money should be reserved for their preservation. We know the foundation is taking care of current problem trees in open space but, that will not matter much if the trees on individual properties die, due to the inability of individual homeowner's to afford the cost of proper care/prevention tactics.

390 Why should we pay for a new facility when we cant even use our existing pools after 6pm? Because we are unwilling to pay for a teenage lifeguard? Last year there were numerous summer evenings when our family could have used the pool after work.

392 Despite what we have heard from certain realtors during vision committee meetings, our independent research confirms that our currant association fees are considered too high and any increase in fees will have a negative effect on our ability to sell homes and on property values.

396 Dues are already too high. We have enough facilities. Do more for snow removal.

398 Because of the present economical situation, it may not be reasonable to replace both sites. However, the situation may change in a few years from now.

401 Would like to see continued maintaining of trails.

402 I think all Genesee facilities are great the way they are. There is NO NEED TO SPEND ADDITIONAL MONEY TO UPDATE OR REMODEL ANY OF THE LOCATIONS. It would not add any value or enhance the community. To hear the GVC say the current facilities are inadequate is laughable. Four hundred plus social events seems unbelievable. Is a social event two people meeting at vista to play cards? To vote for increasing expenses at this time shows a complete disregard for the real values this community should exhibit.

403 Dear Vision Committee,

I just want to add my thoughts. I was very disappointed in the presentation that your committee made and the entire process that you have gone through thus far to push your agenda.

The survey that you just sent out is just as biased as the so called "Vision Committee's" presentation. You put your choice first on the survey and then at the end you put the choice to maintain the existing facilities at no extra cost. Why didn't you just put your choice in big red letters? The problem that the committees like the "Vision Committee" have is that they get too close to the forest and they can't see the trees. Let me try to bring some reality or true vision to the discussion.

So the proposal is to reproduce an upscale version of what we already have and raise our Genesee taxes by 50% or just maintain the existing facilities at no additional cost. That is a no brainer if I've ever heard one. We have a "spend, spend, spend, tax, tax, tax" mentality at the national level and now it's right here in our own back yard or should I say our own open space.

The original design of Genesee was absolute genius. The facilities were located so that they would not be noticed and blended into the landscape. They were small and spread out which was the perfect design and the reason most of us moved here. Now you want to create one central complex that will stand out like a "sore thumb". "Big" is easy to design but that is not what Genesee needs. There was a song from the 1960's that went something like this. "You don't know what you've got til it's gone they paved paradise and put in a parking lot". Bull doze down the tennis courts to build a bigger parking lot. That's exactly what we need.

There has not been one fact presented to substantiate spending \$7.5 million. Well it might increase your home value and it might create a sense of community. Show me the facts, studies or whatever to substantiate what was proposed as possible benefits.

This is what Scott Barker wrote in one of his pleas, "Meeting rooms are poorly located (the proposals are to put them back in the same location, so how can they be poorly located?), exercise rooms are small and dated, the deck/social areas are small and we have no refreshment areas." I work for an engineering/construction company and yesterday morning I attended the craft employee's weekly safety meeting. The employees on the site, none of whom live in \$1 million homes in Genesee I can assure you, were passing around the hat to collect money for a family that was living in a barn because the father had lost his job at the dairy. They have 6 kids and probably feel fortunate to have the warmth of the barn that some family generously allowed them to use.

And then I come back to Genesee and see that we're concerned about not having a refreshment area or the deck isn't big enough. I don't know how the Vision Committee

can survive in such a harsh environment. When you read his article where Scott Barker Pleads his case he uses the "I" word 8 times. This has nothing to do with building a sense of community; this is about a small group of individuals on an ego trip to no where. It upsets me when people are that concerned about "I". And I love the word "amenities" which according to the dictionary means, "things that bring us comfort". The Vision Committee wants more comfort. Poor babies, my hearts broken!! Maybe you should try sleeping in a barn or the back seat of a car for a while and then let's talk about what comforts are.

Incidentally I go to the exercise room periodically in the evening and most of the time I have it all to my self. Thanks to Genesse for wanting to build an even bigger exercise facility for my personal use. I appreciate the thought but you really don't need to do that. A jump rope and a set of free weights is all you need. And how does an exercise room get dated? What!, are the dumbbells the wrong color? If the equipment is broken and needs replacing, then replace it. You don't tear down the building. Would you tear down your house and rebuild if the furniture needed to be replace. Get serious!

Maybe our Vision should be to really make a difference in the world, not build a monument to your own egos. How much good could be done with \$7.5 million? How many homes could we build for people living in barns or the back seats of cars with that money? And people want to give us money to pay for this venture, imagine that. When did Genesse become a charity? Are we the poor underprivileged people of Genesse and we need charity to finance our Visions? There are charities that right now are begging for funds and we want more amenities. I'd like to be proud of what we're doing in Genesse not embarrassed by it.

Maybe, just maybe that money should go to a real charity, somewhere where it really could do some good. How ethical is it to accept gifts like that which should really be going to people that need it. I personally don't want anyone giving me a gift of money. If this proposal can't stand on its own two feet, which it can't, then it needs to be scrapped right now.

What I really find ironic is that the survey was sent out during the holiday season when the focus is suppose to be on giving not getting. Is the Vision Committee that insensitive to the needs of others or are they really that out of touch with what is going on out in the real world.

Let's look at the economy. The government says unemployment is around 10% but if you count the number of people who have given up finding a job or are under-employed it's closer to 30%. We are in the middle of the first depression since 1929 and your committee wants more amenities. I'm sure we would all prefer to live in a community that truly cared about something other than themselves. There is a lot of opportunity out there do something really worth while. Let's put our efforts and enthusiasm in that direction.

Let's take the worse case scenario and consider what we will do if the economy doesn't bounce back. What if the current home owners start walking away from these homes? After all you think anything over 35 years old should be tom down, which means a lot of the Genesse homes are worthless. Who is going to pay the HOA Tax if things get worse? What we should be doing is saving money for the rainy days. My guess is that the worse is yet to come.

What about the family's right here in Genesee that are on a fixed income, or between jobs or just don't have the money to pay the increased taxes? Is the Vision Committee going to take care of them? Did they put money in the estimate to compensate these families for the future loss of their home or is that just their tough luck. Shame on everyone in Genesee, if one family is dislocated because of some ones grandiose ideas of what we should look like.

The taxes in Genesee are already the highest of any comparable community and now you want to raise them even higher with no justification. If I would have gone to my company with the kind of logic that the Vision Committee used and asked them to spend \$7.5 million I would have been run out of the room. Not only is the motive behind this Vision flawed but the logic for tearing everything down and starting over is incomprehensible.

If the pool leaks, fix it. If the deck needs replacing, replace it. If they need a walkway to the playground, pour some concrete. If the window leaks, put in a new one. If there is a crack in the wall at the exercise facility, patch it. If you need a bar to set your booze in for your parties then build one. This isn't rocket science. Things do break over time and need to be updated over time. But tell me, how do you make the quantum leap from these trivial problems to tearing everything down, hauling it to the land fill and building something even bigger that you will be equally incapable of maintaining. Have you totally lost touch with reality?

The leak in the pool has been portrayed is major disaster. I doubt that our pool is the first one that has ever had a leak. Get a contractor with a concrete saw and jack hammer. Drain the pool, break up the concrete around the drain and fix the leak. You don't let it continue to leak and undermine the whole pool. It appears to me that the whole intention is to **not** maintain the facilities so that you can justify a bigger and more grandiose facility. If you tried to do that in the business world, you would be fired on the spot.

There are at least 6 exercise facilities in Golden and Lakewood. I belong to one and pay \$30/mth. They have all the latest equipment and classes several times a day. 24 hour Fitness is running a special now for an annual membership at \$199/year which is less than \$20/mth. Whatever you build can not compare to these facilities that have trained staffs and in the latter case they are there 24 hours per day.

I've counted at least 10 meeting facilities within 10 miles of Genesee. The one in Golden seats 200 people and has its own kitchen. The company I work for has meetings there and they do a great job. Again, whatever you build can not compare to what is already out there. These people do this for a living, day in and day out.

And why the need for meeting space anyway. The hiking group may be 150 people strong but believe me they aren't going to sit in a meeting all day. They will be out doing what they love to do. Maybe the Vision Committee likes to sit in meetings but the rest of the world is out enjoying Colorado. People who live in Denver aren't going to drive to Genesse to sit in a meeting. For meetings involving people who live outside Genesse the logical place to meet is in Golden or Lakewood. So the only use for meeting space is for groups that are internal to Genesse and there just aren't any groups big enough to warrant that kind of expenditure. If you want bigger meeting rooms for parties then have the parties at your house. Don't expect us to pay for your party facilities. It just isn't there no matter how you slice it.

Let's discuss the environmental issues. No where in the presentation did the committee comment on where the debris will go when you demolish the existing facilities ... Straight to the landfill. And then we will go out and cut down a whole lot more trees to build our monument. And then there is the negative environmental impact of a big, ugly community center right in the middle of Genesse.

And let's discuss the ability of Genesse to even design, estimate, build and maintain a bigger facility. We have no one capable of doing that and in fact we can't even maintain the existing facilities. Who is going to write, issue and administer the subcontracts? How are you going to assure us that the cost can be controlled and that half way through the construction the contractor doesn't come back to us and say, "If you want the project completed it's going to cost another \$1.5 million". What are you going to do then? Come back to us and ask for more money or ask your benefactor for another gift. And your assuming that there won't be another whole host of problems after the construction is complete. How many more amenities are you going to want after the construction is complete? You're living in a dream world if you think new construction is the answer to any of your current problems.

The only fair way to handle this obvious difference in philosophy is to allow those of us that oppose this, and there are many, to form a "**REALITY**" committee. Let us write paragraphs in the newsletter each month, have 4 meetings like the "VISION" committee did, send out endless brochures and then do your survey. See what kind of response you get then.

I challenge everyone in Genesse to do something that will really make a difference and stop wasting our time, efforts and money on self indulgence and the desperate need for more "amenities".

Don Hardcastle

404 We have not used any common facilities for years.

405 I am satisfied with our present small tasteful clubhouses and would be upset if a large recreation center was constructed. What is the utilization of racquetball court at foothills? I have not seen it being used. I support converting it to expanded exercise area we do not need any new lap pool. We have one (foothills). It is important to keep both tennis courts at Vista.

406 Given the nature of Genesee, each houses back yard is an outside picnic area. Thus no need to create a common one. Given that more and more people are becoming health conscious, it is important to expand our fitness center and its facilities.

408 We don't need a country club. Love the facilities we currently have. All for updating currant facilities.

411 The economy is bad at this moment. This is not time to be doubling our fees.

412 I am not attached to a particular location for the facilities, though I think vista is preferable. It would be nice to have more room for the fourth of july party but it is only one time per year. The tot pool could be a little bigger. It would be nice to have a larger area around the pools and a more interesting playground for kids.

413 from what I observed, the cardio area of the foothills fitness facility gets far more use than the lower level. Re #3: in section 4 above, maybe a better configuration or maybe an assessment of which weight equipment is being used the most (with an eye towards removing underutilized pieces which may help address the too small issue).

414 A. decking, trex type material is not worth the cost. Does not hold up as well or as long as good redwood. B. group areas for yoga and Pilates will pose instructor/timing/attendance issues that will likely limit their usefulness/membership per use fees should be charges to balance the cost/benefit. Same with meeting rooms. C. good management/care of our open space/forests (our unique asses) is much more important than facilities/ you can find areas with big facilities in town but not in environmentally focused area like we have. D. I question the idea of spending funds to remove existing assets like the tennis courts and foothill. E. since we all have decks at home/picnic areas. I doubt use will increase.

416 I would like to see a racquetball court as part of the remake 2 sites or full remodel two sites. You could have multiple uses besides racquetball year round. I am concerned about any proposal to have a 3 lane lap pool because that would be inadequate for a swim team which is such an important part of the community.

419 Weather for an outside pool is too unpredictable and inexpensive especially this past summer up here. Need some sort of half indoor-outdoor pool with solar panels. Five to ten more homes up here would help costs or make surtax for certain usage or per person per home. You have four cars you pay for four license plates. You have six kids you pay for six kids. Ditto.

419 We do need to invest in our clubhouse, recreational, and social infrastructure, but the amount invested needs to be moderated.

421 Our priorities are: more lap lanes, more pool hours per day and accessible year round. Bigger, better fitness center and rooms for exercise classes/multipurpose rooms. If these pool items aren't met, were not willing to support more than repair or low-cost fitness/meeting rooms/ADA expansion.

423 Reduce the security fee which is the largest item in the budget and then we could do a remodel. Some of the suggestions would be more acceptable or agreeable if they were to be delayed until the economic situation improved. We have significantly reduced our spendable income and extra dollars have gone to improving our home. Our home quality at this time has more impact on the ability to sell than a rec center. If you could reduce the homeowners fees by cutting the security budget, then that might make a difference. Paying the increase to HO dues for security was and is a waste. We pay to have a sheriff sit and watch traffic. If homeowners go on vacation, they should pay a fee to the sheriff to come. Neighborhood watches work with our neighbors.

424 Join Mt. Vernon if you want Social/Recreational. Don't turn us into Highlands Ranch or Ken Caryl. A modern Vista will really make the condos and homes in the area look dated. Genesee is unique in its own way. Don't wreck it by copy cat projects.

426 At this present stage of our economy, anything but a repair approach would be financially devastating.

427 Current Foothills facilities are more than adequate for usage level. Extensive plans are out of touch with the fiscal reality and level of use.

429 Current HOA fees are substantial. Increased fees to upgrade facilities that are used only sparingly by a small percentage of our residents will reduce rather than enhance the value of my property. Reallocate current funding to provide money for repairs and improvements. Reduce or eliminate security expense. As a resident of Jefferson County, we pay taxes to have these services provided and shouldn't have to pay extra to have our community patrolled. Establish usage fees for use of the facilities. Share costs in proportion to home value.

430 Unlike in Washington DEC, where a politician should do what is good for the country, there is no right or wrong answer here. It is the job of the Board of Directors and the Vision Committee to defer to and follow the will and the objective vote of the community. Not to impose their views.

432 Fitness area and weight/aerobic areas need to be segregated so exercise classes don't interfere with equipment access. Also, weight equipment area needs to be enlarged. No mention of racquetball courts...which is a nice amenity to have for the community.

433 None of the Replace options are acceptable. So long as we don't spend money on improvements. The facilities are ADA compliant. New structures will have to 100% compliant and money will have to be spent on ADA issues. This is a false issue. People live and buy in Genesee because of the natural beauty, not because they can avoid joining a health club or country club.

435 Update some fitness equipment, like the Roman Chair. Otherwise, repairs as needed.

437 The committee has been too much of an Advocate for new facilities. The initial vision scoping meeting at Vista over a year ago produced considerable comments to keep things pretty much as they are (repair alternative). That sentiment was not fairly summarized. We have used the foothills equipment a fair amount and have never found the equipment crowded. Adding a couple of TVs would be appreciated. 850 families is simply too small a population base to support a major indoor recreational facility with lap pools, children's play area and fitness classes for all ages. These facilities are available within 15 minutes in Evergreen and Golden which have a population base of 20,000 to 30,000 and are tax supported. Genesee residents can use them at a reasonable cost. Even spending 5 to 10 million we could not afford the staff to provide this type of total fitness facility.

439 Meeting space is available at Fire Station. Committee did a good job of offering several meetings, but it just didn't work for our particular schedule.

440 Yes, we need to maintain and maybe expand our common facilities – emphasis on good maintenance. But, if our plans are too big and expensive, that may discourage future buyers of our properties. Let's not go overboard.

442 Our community should concentrate on protecting us from fire and pine beetles and on maintaining our precious and beautiful open spaces. That is why most of us live here. If we wanted a fancy community center we would live down in Golden!

443 We are appalled at the idea of replacing the existing facilities. The plan is an irresponsible use of our community's money and is wholly out of character with Genesee's character. How wasteful this plan is. We are very happy with the current facilities and favor repairing and maintaining these facilities as we do with our home. This is not a country club and we love the rustic, quiet and natured setting of our neighborhood. We have our own weight and work out room in our home. So we do not see the need to expand the current facilities. When we do use the work out room, we are very satisfied with the equipment and space. We do not want the facilities expanded. We do not want to see the operational and maintenance costs expanded, especially seeing plans that will clearly require more personnel.

444 We greatly appreciate all the hard work by the committee. We prefer that the costs be based on a pro rata determined by assessed value.

445 We feel that our HOA dues are fairly high now and in this economy we would hate to have them go up \$60 to \$80 a month. Just a note on cost vs. dues - Replace – two sites cost is 5.8 million/dues \$66. On remodel Vista and Foothills, cost is 5.6 million/dues of \$68. Is that switched? It is nice to have the amenities of pool, tennis, exercises and picnic. We wonder if we need all of them in two different places.

446 It seems that a capital replacement and improvement fund should have accumulated over the years for such purposes. Our HOA dues are high considering our homes are not maintained by the HOA.

447 The most important items for us are: family/kids pools/tennis courts, outside playgrounds & fitness center. We feel the facilities are showing their age and are in need of updating in hope of attracting future buyers & Better home values. Of least importance: indoor social areas and meeting rooms. Thank you.

448 If a dues increase is recommended, please review once again cost/value of security before implementing dues increase. In our opinion, we do not believe that the first five choices will increase the value of homes in Genesee, and that the increased monthly cost would be a deterrent to people considering Genesee for a home purchase. The impact on the Genesee Ridge Townhomes (of an increase per month) would be dramatic.

451 Unfortunately we do not think Genesee can afford to build, maintain and staff the pool required to support a swim team. A swim team is very important to only a small population of Genesee and cost is substantial. For 16 years we and other members of my family swam laps daily. Often we were alone in the pool, sometimes sharing it with 1 or 2 other swimmers. Only on a rare occasion was the pool "crowded" Without swim team practice and meets occupying all the lap lanes, three lap lanes (even possibly part of a T-shaped" leisure pool) would be adequate to accommodate adults most of the time. Reducing pools to one location would reduce staffing costs. An expanded picnic area with grills, more tables and access to play areas and pools could serve to bring the community together. One family night per week could be scheduled as well as special occasions for adults get together. For adults who want pool areas without the screams and laughter of children, Sunday morning quiet time could be preserved. We would like to see the clubhouse improved with outdoor space enhanced, a larger workout area, better shower facilities, and meeting space for about 200 (preferably one location with tennis courts at a separate site). Unfortunately in this market, we

feel that greatly increased HOA dues in this community would negatively impact house values and housing sales.

452 The consideration of projects of this magnitude is both unrealistic and inappropriate due to the poor economy which affects the majority of Genesee residents.

453 I don't understand the strong emphasis being placed on picnic facilities? Most every home here in Genesee has decks to enjoy views and our surroundings. That is why we moved here. Most people eat outdoors on their decks and don't want to go to some common area to picnic. That can be accomplished at people's homes. The weight room does seem to be too small. How often is that upstairs kitchen used? Why not extend the workout facilities out to that area?

459 My primary use of current facilities are the fitness center and community outdoor decks/social spaces. I would most value greater options for fitness including space for yoga, aerobics, dance, group classes, etc. I do like the idea of "Replace - Single Site", but am concerned about traffic and noise in the immediate Vista neighborhood with everything concentrated in one location. It could, however, become my second choice if I had some idea of traffic/noise impact.

460 The racquetball/handball court space is important to retain. It is a unique facility and should not be neglected. I saw not reference to it. Why?

462 We moved here for the setting (native vegetation, proximity to I-25 for access to Denver & wildlife). These were actually our only considerations, and in the order they are written. We were not seeking "a community" or prestige, nor do we seek it now. We build our personal networks in and out of Genesee. We do not have high "residence/community status" needs, and in fact find the visibility of these in this neighborhood to be embarrassing.

463 Please, please do not increase my dues. I can not afford and increase at this time. I do not believe spending millions of dollars on club houses will increase the value of our homes. Stop! Stop! Stop!

464 With all due respect and gratitude to the Genesee residents who volunteered their time in the interest of our mountain community, we submit the following opinions and considerations. 1) Given the current economic situation and uncertainties, we feel it is not expedient to envision high-flying chances that involve substantial dues increases. Let's keep the status quo for now, and revisit this topic in three years. Until then, inform all realtors, both selling and buying agents, who operate in the Genesee Foundation of planned changes in the future. For example, had we known of plans to remove outdoor tennis courts and to implement expensive "upgrades" of community facilities, we would have moved elsewhere. 2) We have selected Genesee Foundation over other attractive mountain communities based on its unique features: Natural beauty, wildlife, quietness, outdoor activities and security, enforced covenants, excellent administration and services, closeness and easy commute to Denver, etc. 3) In our mountain community at an elevation of 7500 feet +, we can't see the need of two outdoor pool facilities: why not consolidate them into one location and save a lot of money. Also, the racquet ball court could be used for low-impact fitness classes such as Pilates, and yoga, so that adding on a second floor would not be necessary. The Vision 2020 document does not include typical and inexpensive outdoors activities/facilities such as more hiking and biking trails, a sledding hill, etc. Why take away tennis courts that are used year round (or at least 9-10 months a year) and support and active outdoor lifestyle only to replace them with building space, parking lots, etc. that are not conducive to such a lifestyle? Having the courts also allows us to play league tennis, which brings in people from other Metro Denver neighborhoods and thus potential future buyers, since most tennis players fit the profile of people moving here (i.e. active, outdoor people).

465 The notes sent out indicated that the feedback was the costs be allocated based on the tax value of each property. This report was incomplete because there were two additional recommendations. 1. that the costs be allocated uniformly (as currently on the by laws and articles)

2. that they be allocated based on the number of people living in the house, so a household with 2 adults and 3 children would pay five times that for a household with a single adult. Vision that is easily adopted, considers the financial needs of the members. The answers you receive would be different perhaps if the costs were 75% lower.

467 I would vote for a remodeling of both Vista and Foothills, if and only if such a project could be financed without the added financial burden of an increase in our HOA monthly dues. I strongly disagree that Genesee is in competition with Solterra, etc. for buyers. Genesee, I remind you, is unique. So by definition does not compare to anything. People do not move here to find a country club, nor a community center. There is a really nice one in Evergreen. Thank you for showing restraint, fiscally-speaking, in these difficult economic times. Happy Genesee Homeowner.

468 We, and many of our friends, did not move here because of the facilities. A new neighbor on our street was asked if having pools and exercise facilities influenced his decision to move here. He replied that he had no knowledge of them.

469 I would use the gym more if it were updated with windows or television for the cardio area. Racket ball is wasted space. Better use would be a basketball court.

470 We feel that the best "bang for the buck" is building new facilities. Pouring \$ into old facilities makes no sense. Our home values will increase with new community centers and send a message to potential buyers that this is a vibrant community that cares deeply about our neighborhood.

471 If dues go up it will be hard to sell homes in Genesee – but I will try – dues are high enough in Genesee.

475 Hope to keep 5 tennis courts for leagues unless can negotiate with village/preserve to use. Wish something could be covered with winter use.

476 Important to have fitness and tennis areas.

477 We think a nicer pool/hot tub would keep more residents in Genesee as opposed to joining Mount Vernon Country Club.

479 Your previous handout discussed dif finance options – no mention in this survey – why not? Best option: do as little as possible and spend as little as possible.

480 transition plan? Our family is all for a great community center. One of our concerns is that we will continue to have full HOA dues and be without facilities during the transition period; it will surely be 2+ years. A "single site" final solution will hopefully at least include Foothills as the transition site for swimming and meeting rooms until the new Vista facility is complete; then Foothills could be sold to generate capital to pay for a portion of the new facility.

Picture this...a warm, inviting 1-way entry, past an alluring welcome sign, then meandering through the existing trees and rock outcroppings to then pass (once built over time) kids play areas, tennis courts, dog park, picnic areas, small sports field, music stage, etc. At the back of the property, the pool would be protected from wind (a Vista pool problem) by a U-shaped building with extensive glass and openings to the pool area; as an option, part of the pool could be covered by a roof supported by opposite sides of the "U", further reducing wind. Around the perimeter of the entire property would be a winding, paved walkway for Moms with strollers, kids on bikes, roller-bladers, joggers, walkers; possibly to include various fitness training "pit-stop" areas along the way. The main building is carved into the hill with limited, if any, second floor rooms (the surrounding homes would not be obstructed from views). In time, the driving shed and facilities from Oxley House could also be moved to the back of the new building, which would allow us to sell Oxley House. Capital generation

could also be achieved through “selling” each sub-area of the facility, then naming each in honor of the person who financed them!

In our estimation, the Vista property could never offer such an experience; for a change of this magnitude we feel Genesee is making a mistake not considering the Jeffco School site (described above); it truly has the space to house ALL Genesee facilities, even if accomplished with a multi-year strategic plan including planned HOA dues increases over time. Of course the sales of Vista (2 residential sites??), Foothills (1, maybe 2 residential sites?) and Oxley will add needed capital. The 1-way entrance would be from Shooting Star or Montane and the north-east located parking lot would lead to a 1-way exit road taking residents back to Genesee Ridge Road via Meadowrose Drive.

484 I think the Vision Committee is clearly headed in the right direction. Our facilities will need replacing prior the their “replacement dates.” This just isn’t the best economic climate to undertake the building of new facilities. Consider reviewing these ideas in 2011. Definitely “keep up” the weight room which is well used year round. Many thanks for your hard work and dedication to Genesee.

485 We feel that Genesee’s common areas work well as they are existing today. We did not move to Genesee 21 years ago to benefit from a “country club” lifestyle. We belong to a gym and CC, also. Thank you for your hard work on this.

488 Why replace the pools before it’s necessary, especially during these economically challenging times?? A fairly small number of residents require the elaborate facilities that have been suggested, e.g., retirees who spend winters in a warmer place. Building a mega-resort and substantially increasing fees will gradually impact the demographics of the community – is this what we want? Facilities should be kept in line with the condition, age and value of the present average housing, not the high end homes (as much as realtors may prefer!)

489 The meeting I attended was strongly skeptical of this project. The one item that was clear was the desire by the majority present that they wanted the option to delay a decision for a year due to economic conditions. Why is this option not a choice?

490 Looking back on successful events that built community in the past years we noticed: music in the meadows and 4th of July, neither of which needed much in terms of facilities! So I am wondering if better facilities, how attractive they may be, will be the key to a better sense of community. We appreciate the work of the Vision Committee and support the important discussion that is going on.

492 We do not think we need to replace or major remodel anything. We need to maintain on a “as needed” basis. Even maintenance does not need to be done all at once. It can be done a gradual basis as money is available.

Genesee is at a standstill. We have a neighbor that has had her beautiful home for sell for about 2 years. She has dropped price three times and still has been able to sell it. It is not because of our facilities. That is very low on buyers lists. Concern is the maintenance fees. They are way too high already. I do not know how anyone can even consider raising them. The vision committee needs to see how they can be reduced.

As our homes get older we repair them, not tear them down and replace them. Also, pools do not need to be replaced. There are many pools around that are a lot older than ours and replacement is not even considered, i.e, Ken Caryl where my sister lives. She pays \$35 per month maintenance fees which includes two club houses, two pools, trash removal, and other amenities.

Let’s get real. I know of neighbors that will be forced out of their Genesee homes if fees go up. That is not good karma for Genesee. Community engagement was discussed in the Genesee Vision

Committee meeting. If we force our friends and neighbors to move out of Genesee because of exuberant HOA costs, are we really a caring community or a materialistic area.

We should not have to pay high costs to support Bridge playing, Poker clubs, Book clubs, etc. There are many other alternatives for places these activities can take place if the club house is not sufficient or is being used.

If events are being scheduled too close together for setup, someone needs to look at time management. This should be able to be managed.

Thank you, **A very concerned and long term Genesee owner**

493 Why bother to conduct this survey? The first paragraph states: "...the GVC has [already] *concluded* that a *substantial* upgrade is *the best* option..." [emphasis mine]. Clearly the special interests (e.g., realtor, architect) on the committee that have driven this whole process have their minds made up and not really seeking input. Evidence of this is in the heading for Section 1, where we are *instructed* to mark a second choice, even if we believe that none of the choices involving *substantial* dues increases and expenditure of millions of dollars is acceptable. This obviously a ploy to finagle a *appearance* of degree of approval for one the first six choices, even though we might disapprove of them all. This is not how an unbiased survey merely to gather information should work.

I also have qualms about circling "Importance" indications in Section 2, because I fear how the responses are likely to be spun in support of some plan or other that I do not really support.

Frankly, I never trust the thought processes of anyone who uses "vision" as a verb or "visioning" as its gerund; neither it's a legitimate usage in English. This whole exercise comes across as a thinly-veiled campaign to drive out the (relatively contented) seniors living on fixed resources, in favor of supplanting them with affluent younger residents still drawing earned income. As such, it is largely a boondoggle, and my actually first honest response in the way of indicating "the direction [I] would like the Board and GVC to pursue in 2010" would be: "Butt out and leave the status quo alone, to the extent possible."

I live in an entirely adequate house, built in the 1970's; it does take some maintenance and updates from time to time. It's not the house I would build today, but by no means would that be reason to raze it and start over. The committee's architect clearly takes the position that because Genesee's infrastructure, built in the '70's, is not what he would design today, we should spend millions toward conforming with his ideas what *should be*. I don't buy it, and will vehemently oppose anything involving hefty increases in our already hefty dues.

494 We believe the Vision Committee and Board have done an exceptional service in developing the alternatives enclosed. We encourage moving forward with new or remodel facilities. Our driving interest is the appreciation and potential marketability of our home and the community.

496 I mainly hike on the trails.

497 I've had the pleasure of living in Genesee for more than 17 years and, for myself and many others, the charm and attraction of calling this beautiful place home has been the care and forethought put into the original development plans. The home spacing, extensive green spaces and the "small community" feel that have been achieved here make this a truly unique and desirable place to live.

After reading all of the flyers and mailings that have been released and attending one of the recent community meetings I have been convinced that the efforts of the Vision Committee are extremely misguided and inappropriate. The recommendations go counter to what many of us hold "near and

dear” about our community and a great deal of money has already been spent in my opinion, ill-advisedly. If someone wants or needs the type of grandiose facilities that have been proposed then, perhaps,, they should consider buying a home in a community that shares their values and already has a large, impressive (and expensive) country club available as part of that community’s amenities.

I was also very put off by the supposed rationale used by one of the committee members in the meeting I attended. The comment was made a number of times that “our infrastructure was aging and should be replaced.” Well, by that logic, most of our homes (mine included) in Genesee should be demolished too. I know my furnace is old and some of my siding may need to be replaced but correcting those issues is far less expensive than scrapping my home and building a new one. That kind of statement is specious and flies in the face of what most of us intuitively know to be true. Just as an aside, the person making those comments is also older (considerably) than the clubhouse so should we also withhold any corrective medicine in the future and counsel the spouse to just get a new one? That was intended as a small (OK, very small) joke but think about it. This is taking the whole concept of a disposable society to ridiculous limits. Also, by this rationale, all the beautiful buildings we go to see when we travel to historic sites (Williamsburg, The Lodge at Yosemite, The Grand Hotel on Mackinac, most of London and Paris, etc.) should be reduced to rubble so “proper and more modern” facilities could be erected in their place.

OK, enough of that. To address the issue of there not being a meeting space with adequate room for a larger community meeting, I would suggest the Board discuss that with Lookout Mountain Community Church. Their sanctuary would accommodate upwards of 500 people and is usually available on either a Saturday or Sunday afternoon or most week nights. I believe the sanctuary could be booked for a minimal (if any) charge and folks at LMCC would be pleased to be able to help their community too.

Finally, I very much wish for facilities to be maintained properly but let’s do it with some common sense and not try to change the whole complexion and nature of Genesee at significant expense in the doing.

Thank you for your time. I hope this was read and, at least, considered as I did your thoughts. We don’t have to agree but we do need dialog.

498 If we are going to expand/repair – why not a dog park?

499 What Does this Community Really Need? 'Recognizing the Importance of a Well Founded Programming Process'

The basis of good design is rooted in the programming process and the outcome of this process. The programming process is well described in a book written by William Pena and Steven Parshall where they describe a methodology of problem identification invented by the founders of the architectural firm, Caudill Rowlett and Scott (CRS). This book, titled 'Problem Seeking, An Architectural Programming Primer', describes an approach that allows the potential user group and designers to define needs based on a rational process of research, data collection, observation, questioning, listening, goal setting and eventually, problem statements. The programming process allows interface between the design team and the user group by organizing the questions and responses into the categories of function, form, economy and time. Responses can then be identified relative to rational criteria versus predetermined outcomes. The outcome of a well conceived programming process is a series of Problem Statements, which form the basis for the eventual design.

The Vision Committee should spend some time reading this book. Unfortunately the committee has skipped this fundamental step (programming) and immediately commenced with a design process. The lack of a rational programming and problem identification process makes consensus building a extremely difficult task. This is obvious based on the fundamental questions being asked by

residents in the recent community meetings. Many of the questions and concerns being expressed by the residents are directly related to the committees lack of understanding of an appropriate problem identification / programming process.

If correctly done, a programming process identifies problems (project objectives) by seeking out and differentiating the 'wants' versus the 'needs'. Since the committee has not correctly accomplished this, design cannot and should not be initiated. In fact, having an architect commence with design is an indicator that the committee may have a predetermined outcome for the identified problems. This shows not only a lack of understanding of consensus building, but also a lack of fiscal responsibility. Spending time and money on designing a building when the real issues important to the community have not been properly identified is a set up for failure.

No one wishes for failure thus I would recommend that the vision committee take a step back and question whether it has gotten ahead of itself by identifying the community needs as simply a pool, tennis courts and community meeting space. Narrowing the potential outcomes down to such simplistic terms does a disservice to the community. Many of us moved here because we enjoy the open space and the trail systems as well as the quiet surroundings. We moved away from the typical suburban model of a banal neighborhood and its enclosed system of common facilities. The most precious aspect of this community is its open space. It is not its pools, its tennis courts or its meeting rooms. Ask the community if it would rather have better maintained and more trails and open space versus larger pools, tennis courts and community rooms and you might be surprised by the response.

Yes it's true that our constructed common facilities are a nice perk for some members of the community. Yet these perks in no way make this community any more special or different than any other community. What makes this community special are the design and planning standards that allowed for significant open space, a trail system and specific view corridors for many of the residences. Being so close to urban Denver, yet having the characteristics of a mountain community is something we should continue to build on. To do this, the vision committee and the community at large should reconsider where we are in this 'Survey' process and recognize the critical importance of a methodology that will galvanize this community while focusing on what is really important to us.

As mentioned above, it is too early in the design process for the committee to be presenting design ideas/ solutions to the community. Commenting on solutions that are not founded on the communities true needs is a waste of time. Yet the committee should recognize that any potential design should meet criteria that the community deems appropriate. Criteria can be easily organized into aesthetic and functional terms. These criteria (also commonly referred to as design 'patterns') should be identified and agreed on prior to initiating any future designs. I could describe these patterns in significant detail, but rather than do this, I would recommend that the committee consider reading the book, A Pattern Language. This book describes 'patterns' that allow architects to successfully design communities, sites, buildings and spaces within buildings. The 'patterns' are not solutions, they are time tested and researched characteristics that lead to appropriate solutions.

Just as programming is a process of problem identification, design is a process of solving these problems. The committee should recognize the importance of distinguishing programming from design and engage the community in a process that will give us what we 'need' not what we 'want'. For the reasons described above, I find the present survey inadequate and inappropriate. Yet in the interest of responding to the committees efforts to date, I have filled out the attached survey with the hope that the committee will reconsider its present process.

Respectfully submitted.

Jeff Sheppard, AIA
Principal
Roth + Sheppard Architects

1623 Blake Street
Denver, Co 80202

Genesee residence:
24226 Currant Drive

- 501** It cost almost \$2000/yr to live here now. Cost cutting somewhere must be a priority.
- 503** I wish we didn't have to eliminate any tennis courts or the racquet ball court. Can we find additional parking somewhere else? It wasn't stated what the existing square footage is for Vista and Foothills, facts which are needed to do a cost per incremental area comparison.
- 504** Would prefer to have board create/further fund reserves for necessary changes than significantly higher assessments, especially in this economy. It would be nice to have newer equipment replaced from time to time at the fitness center in the existing space (i.e., newer elliptical, treadmills, bikes).
- 505** (1) Genesee quarterly assessments are already exorbitant – do not raise them. (2) Our current facilities are under-utilized, there is no reason to invest in expensive new facilities. The open space and environment are what attracts most of our residents, not buildings.
- 507** Genesee is becoming “dated.” We need to be competitive to other communities in order to keep up our property values. I strongly support updating our community, and an integral part is new state of the art community facilities. I would suggest more not less.
- 508** I feel that improvements need to be made as required but we do not need to make country club type of facilities. Pools and recreation yes but outside meeting rooms no. The economy is bad now so this not the time to ask for more expenses. Need to keep repaired now and think about change when times are better.
- 509** We feel a minimum 3 tennis courts are needed for a tennis team. We feel a minimum 5 lane pool is needed for swim team and master swimming.
- 510** This seems a difficult time to be considering higher costs or the taking on of more debt. Community gathering space is most important and the pools which are the only real thing in Genesee that serves kids. Always spending more money for increased workout facilities is not a good community expenditure – many people join health clubs, our taxes pay for other rec facilities and it is definitely not a community wide activity.
- 511** These proposals are ludicrous! Our current facilities are wonderful. Who got estimates? They are sooo out of the ballpark...I can only guess someone is attempting to “line their pockets” with my money. This is outrageous. (also note in Section II: The importance to the community is an aggregate of the imp. to households. Am I supposed to guess what the results are? This is a stupid survey – not conducted well.)
- 513** I recommend and support cutting cost elsewhere. For example, let's try eliminating the security patrol. The crime rate can be monitored to see if there is an impact. A part time resident on the street has a vacation check for ≈10 months a year. This seems like a wasteful use of resources to me.

514 The playground is very important to me and a big draw to Genesee. We need to make sure there are areas for both little kids (under 3 yrs) and big kids. Dual play structures seem to work well (example is Lions Park in Golden). Swings are always very popular and I would keep the basketball hoop. Thanks!

515 Wish we could have a year round lap pool and exercise/weight facility. The summer season is very short in the mountains.

518 Having over 30 years experience in hotel operations and hotel refurbishment plans I find all options but repair to be way off the mark. What Genesee has in its facilities is adequate and repair/refurbishable.

521 Our priority is forest health as that is why we moved to Genesee...the beauty we see as we walk the trails and sit on our deck. Facilities are not why we moved to Genesee. We hope to live here as long as we can, as we are on a fixed limited income. Therefore need to keep expenses down.

522 This is not the time to make major changes. The idea that Vista clubhouse is a disposable building and the entire facility demolished is not within reason, especially in these economic times!

523 Thank you for the many hours you are spending on this!

527 The problem with all governance structures is that the people who desire to participate in them typically do so because they have an agenda or feel they have to "do something" to justify their existence. And what it is they choose to do is usually very expensive, not the result of "grass roots" support, and substantial in its scope with little regard to the law of unintended consequences. Let's return to government of the people instead of government of the elite.

528 We really enjoy using the fitness center at Foothills, but it is very small and outdated. We'd like to see that updated and enlarged.

532 Do not need pools in 2 locations. Households with 2 heads of household (a couple with individual opinions) may differ in opinions. In future, suggest sending out 2 surveys when there are 2 adult owners so you get a better voter representation. (*different handwriting*): Actually, I am opposed to any exterior pool. It does not make sense to operate/maintain a pool for a 3 month period in summer. I will only accept interior pool for year round use.

535 Would like to have "walking areas" on the side of roads – either paved or at least designated.

537 No time needs to be spent discussing the current economic situation in our country. Everyone in Genesee is facing some sort of financial strain. This is not the time to plan broad expansion to our current facilities. As a retired family we are not in a position to add growing maintenance fees to our constantly rising cost of living. Most residents in Genesee appreciate the fact that through proper management we receive excellent services at a reasonable monthly rate. We have very nice facilities in Genesee that are well maintained and meet our needs. There is no need for expansion of our existing facilities.

539 I don't see any purpose in replacing either site. It's not like Genesee is increasing in population. Putting in new pools still requires a fair amount of maintenance because of our climate

adding an extra pool means extra maintenance. For use of average 3 months out of the year it does seem worth the \$\$\$. At least the tennis courts can be used more than 3 months out of the year.

540 It seems like the existing clubhouses should be able to be remodeled cost-effectively without the need to replace them completely. Greater study and thought would be beneficial to find creative solutions to expanding/updating existing facilities without demolishing functioning assets like the Vista tennis courts. Question the cost to operate Vista courts set forth in the GVC's analyses.

542 The whole process has been highly upsetting to me. There is a small group of Genesee residents who have gained power and are adamant about spending my money in a ridiculous and irresponsible way. These expenditures will not increase our property values and only deter possible new buyers. Our current facilities are beautiful and adequate and need only regular maintenance which has already been budgeted. How can this amount of money/expenditure be decided through a survey? Isn't a proctored and monitored election required? Who is counting the surveys? Will the public/residents be able to view the surveys? I have no trust in this process! The survey is manipulative and slanted. I am afraid you will invalidate my survey because I did not indicate a second choice. I do not want to be forced to vote for any option that I in no way support. Please understand how this is way too much money and be happy and appreciate what we already have!!!

543 It was embarrassing to listen to the committee members comments. They seemed overwhelmed having to do basic maintenance on our existing buildings, but instead wanted new buildings which they would also be overwhelmed maintaining; all homeowners must do the same types of maintenance. The "vision" committee appears emotionally invested in their own view of the priorities of the community. Vista and Foothills pools offer 2 completely different experiences – "exercise and tranquility" social gathering/kids pools. The committee is willing to lessen the offerings of Genesee/increase homeowners expenses/and not address Genesee lacking childrens programs.

545 Bitterroot facilities are seldom used and unnecessary. I drive past them daily. We are subsidizing our neighbors use of our facilities today. Our pools, tennis courts, exercise facilities are regularly used, for free, by Lookout Mtn, Lininger Mtn residents, and probably others also. I don't believe having first class community facilities is a key driver to make people want to live up here. Higher dues are only going to further deter interest in our community. I have recently heard several neighbors discuss moving out of Genesee in large part due to large monthly fees. Would like to see one facility upgraded with one larger pool that accommodates all ages (kiddie area, lap lane, slide, etc). We don't need multiple bldgs and locations for facilities.

546 I would love to have a year round pool!

548 Please don't knock down tennis courts or existing buildings. A creative architect and skilled contractors could turn the existing facilities into an updated expanded facility at much less cost and much less disruption and angst than would be caused by major construction at those two sites. A 30-year-old structure is not old enough to be demolished!

549 Homeowner dues for Genesee already far exceed nearby comparable neighborhoods (ex Riva Chase, Paradise Hills, Hiwan and Mt Vernon CC). Raising dues exacerbates this issue. While not against remodeling per se, it should be done within current funding. We all live within a budget. If we as a community value remodeled clubhouses more than other items, then we should be willing to eliminate/reduce other budget items.

- 550** Just one of the two of us is more engaged in greater Genesee community. The husband is still working and professionally involved. When daughters and grandchildren come to visit we take advantage of playground and leisure pool facilities and consider them very important to young families.
- 551** Tennis and swim team bring “outsiders” into our community and I really believe that this is essential to keep our property values up and show others what a great place Genesee is. Let’s remember that we’re a community and not a Country Club, with varied interests. Lets update our facilities without eliminating what we’ve already spent a lot of \$\$\$ to construct.
- 552** I have selected options that keep the fitness center and lap pool co-located for multi-sport workouts. I have chose Replace - Single Site #1 because it allows for a family ot engage u a variety of activities at the same place /same time (e.g. kids can play while parents works out at fitness center.
- 553** I don’t believe expensive changes will be a positive influence on property value at least in the near term and definitely not a personal good investment. Perhaps we ought to work out an affiliation with Mt. Vernon Country Club.
- 554** We are concerned about a rise in HOA dues. Due to this difficult economy, we feel our facilities should continue to be repaired and maintained as is unless the cost to repair becomes greater than the cost of replacement. We don’t need larger facilities in our opinion.
- 556** I assume the replacement of Vista would also include the maintenance of Foothills. Its hard to justify the improvement of our facilities when there are currently very limited community events; will there be an increase in the quantity and variety of community events if the facilities are improved? It would be interesting to see correlations of demographics and a) current usage of facilities and b) panned usage of improved facilities; overlaid by demographics of the community as a whole.
- 559** We live next to Vista. I’d like to make sure Vista continues to have a pool or pools at the site. Having one tennis court remain would be nice, so that we don’t have to drive to Solitude. Not sure what plans are for racquetball courts at Foothills nor basketball hoop at Vista. Having the fitness center at Vista would be nice, but leaving it at Foothills would be fine, too.
- 560** Thank you entire volunteer committee for your time & efforts on this immense undertaking. It is time for one site to reflect the premier mountain community we really are!
- 561** Strongly encourage exploring a touch of “village urbanism” i.e. a coffee bar, pub meeting and talking and gathering place.
- 563** We strongly want to retain a clubhouse at Foothills. We strongly want a lap pool that will accommodate swim team, or we feel this is an important part of our community. We should not decrease the number of tennis courts. We do support a modest increase in community meeting space and remodeling for appearance, ADA access and energy efficiency.
- 564** We should not be entering into any large financial commitment during the current economic environment. Assets must be preserved for higher priority needs such as: wildfire concerns and protection of our plants and animals and security from crime etc. clean and sufficient water etc.
- 565** Given the current economic climate these areas of the community are the least important. Much higher priorities relate to health and safety and security e.g. water issues, fire protection recommendations (great ingress, egress, evacuation facility) and open space concerns, health of trees, plants and wildlife!

567 Please consider reducing size, scope and diversity of Genesee Facilities. We neither want nor need larger, bigger more grandiose facilities these are available in Golden, Lakewood and other close by locations. And all other recreational facilities and services here should be paid for by user fees. Not out of General funds. If there was a nominal request fee most “alleged” “users” would likely disappear, therefore showing how valuable these services really are ENOUGH!!