



## Vision 2020 and Beyond

### We are Focused on Genesee's Planning Needs

The 2009 Genesee Vision Committee has created this document for you, our fellow homeowners. Our goal is to provide you with an overview of the Genesee Vision Committee (GVC) findings. These findings and recommendations have been reviewed by the Foundation Board. Upon reading this, you as a homeowner should have a better understanding of our community's short- and long-range planning needs. In addition, we are asking homeowners to focus on one significant problem: our aging facility infrastructure. The GVC and Foundation Board would like homeowners to provide direction on preliminary concepts to repair, remodel or replace our aging facilities.

#### A Little History...

Three years ago, the Foundation Board created a Vision Committee and charged it with engaging the community in a collaborative process to develop a shared vision of the future. The Genesee Vision Committee's purpose is to determine strategies, plans, and goals for improving the community. The overall objective is to continuously improve the quality of life, property values, and overall experience of our residents.

Our current work is an extension of the original community vision plan authored in 1973 with continuous updates in the interim. Over the life of our community, Genesee has been successful in numerous areas:

- Fiscal responsibility
- Open space long range planning
- Effective governance structure and professional staff capabilities
- Support for a multitude of community activities

In 2008, the Vision Committee held community meetings and focus groups to gather input from our residents on where we are now and where we want to be. The results formed the basis of a set of Genesee Core Values and a Vision Statement.

Recently, the committee has focused on developing short- and long-range plans to address our community's needs. The Vision Committee presented its findings and recommendations to the Foundation Board. We are now presenting them to the community via this publication.

#### Why Genesee Vision 2020 and Beyond?

The original vision for Genesee has served us well for the past 35 years! Over time, many changes have taken place that have impacted our community: (e.g., Denver's regional growth, population demographics, technology advancements, aging infrastructure, etc). We, as a community, must continue to look to the future and address these emerging needs. We must plan ahead to ensure Genesee continues to thrive as a premier mountain community.

# Genesee Vision Committee - 2009 Summary of Findings

## What we have learned....

Based on surveys and focus groups of our homeowners, we have refined our notion of what currently distinguishes us as a community.

### Genesee Vision:

**Genesee is a vibrant multigenerational community in a unique urban mountain environment. We are known for our:**

- Mountain views and Open Space
- Multitude of community activities
- Broad resident participation
- Fiscal responsibility
- Trusted governance
- Environmental and energy awareness
- Community facilities
- Well-established infrastructure – roads, fire protection, water and sewer system

### Our Genesee Core Values:

- Appreciation of the natural environment
- Stewardship of assets
- Community engagement
- Environmental responsibility

### Genesee Community Needs:

- A long range community plan
- Updated facilities that meet our current and future community's needs
- Improved public relations, promotion, and marketing of Genesee

**.... is that we need to work together to make some important decisions!**

Through this process, we have identified a number of areas that the Foundation Board and the GVC need to plan for and address in the next 5 years. We call this planning process **Genesee Vision 2020 and Beyond**. Its goal is to develop actionable plans that will begin to address the following short and long term needs:

### Short-Term Issues

#### Mountain Pine Beetle Action Plan

*Board approved the Mountain Pine Beetle action plan in October, 2009*

#### Road Signage Replacement Plan

*Recommendations are in process by the Signage Committee*

#### Community/Volunteer Involvement

### Longer-Term Issues

#### Aging Facility Infrastructure

*Vista, Foothills, Oxley*

#### Community Environmental and Energy Plans

*A "Greener" Genesee*

#### Technology Infrastructure

## Genesee Vision 2020 Strategic Plan

*Plans are underway to address Mountain Pine Beetle and road signage issues.  
We are now going to focus on the most pressing long term issue: Aging Facility Infrastructure*

## Aging Facility Infrastructure Study

The community meeting and focus groups in 2008 identified a number of desires, needs and concerns with our current clubhouses: appearance, meeting functionality, physical exercise, pools, business and recreational opportunities.

The Foundation Board is faced with making critical and potentially expensive decisions to **Repair** our 30 year old pools, HVAC systems, siding and decking. Our Capital Reserve Fund has sufficient monies for general and predictable maintenance.

The GVC has identified three additional scenarios – **Remodel, Replace Option A** and **Replace Option B**. These scenarios begin a long needed modernization effort in alignment with our Genesee vision and values and desire to remain a premier community for current and future home buyers.

From our preliminary research on these four options, the Vision Committee believes that it is not in our community's best interest to simply repair or remodel our current facilities. Rather, we should plan and budget for a full replacement.

Scenario	Description	Estimated Total Cost (Based on 2009 estimates)	Anticipated Investment Per Home (Estimates for discussion purpose only – see #5 below)
<b>Repair</b>	Continue regularly scheduled and predictable maintenance of facilities. No major changes to facility function, finishes or pools. Pools are scheduled for replacement in 2019 (Foothills) and 2023 (Vista). However, it is believed that both pools will need major repair or replacement before this time. If pools were to be replaced in 2009, cost would be \$1.7M.	<b>\$2.47M</b> for known scheduled repairs for Vista and Foothills clubhouses and pools through 2029. (Does not include allowance for unknown major expenses and inflation)	Repairs funded by existing Reserve Fund and future assessments. If major repair is needed, monthly assessment may need to be increased depending upon estimated cost of repairs and Reserve Fund balance.
<b>Remodel</b> Vista and Foothills facilities	Update the look, feel and function of the current facilities to offer more options for use. This scenario includes possibility of replacing pools at the same time. Vista tennis courts would be eliminated to increase parking spaces due to requirements for additional building square footage.	\$3.1M – Building construction \$1.7M – Replacement of pools <sup>1</sup> \$0.8M -Soft costs <sup>2</sup> <b>\$5.6M – Total Cost</b>	Total Investment \$8,200 <b>OR</b> Monthly assessment increase of \$68 for 10 years. <sup>3,4,5</sup>
<b>Replace Option A</b> Single Site	Replace Vista and Foothills facilities into one new centrally located community center at current Vista site. This option would include new tot and lap pools. Vista tennis courts would be eliminated to increase parking spaces due to requirements for additional building square footage.	\$5.3M - Construction of building and pools \$1.3M -Soft costs <sup>2</sup> <b>\$6.6M – Total Cost</b>	Total Investment \$9,200 <b>OR</b> Monthly assessment increase of \$77 for 10 years. <sup>3,4,5</sup>
<b>Replace Option B</b> Two Sites	Replace Vista as a community center. Vista tennis courts would be eliminated to increase parking spaces due to requirements for additional building square footage. Replace Foothills as a seasonal pool facility open from May – September with two new pools (tot & lap) and a bathhouse.	\$6.3M - Construction of buildings and pools \$1.5M -Soft costs <sup>2</sup> <b>\$7.8M – Total Cost</b>	Total Investment \$10,600 <b>OR</b> Monthly assessment increase of \$88 for 10 years. <sup>3,4,5</sup>

1. Costs to replace pools in 2009. Expected pool replacement schedule - Foothills in 2019 and Vista in 2023.

2. Soft costs include design fees, permits, contingencies, surveys, furnishings and fixtures.

3. Based on 2009 estimate for a 10-year, 7% note including debt service. This is one of several potential scenarios

4. Assessments would not begin until actual ground breaking commenced

5. **The financing alternative presented represents the method which would have the greatest financial impact on the community. The actual method of financing and finalization of costs will be determined once the community preference is known. Financing would likely be a combination of borrowing, assessment increases and Reserve Fund withdrawals.**

# Community Input & Decision Process

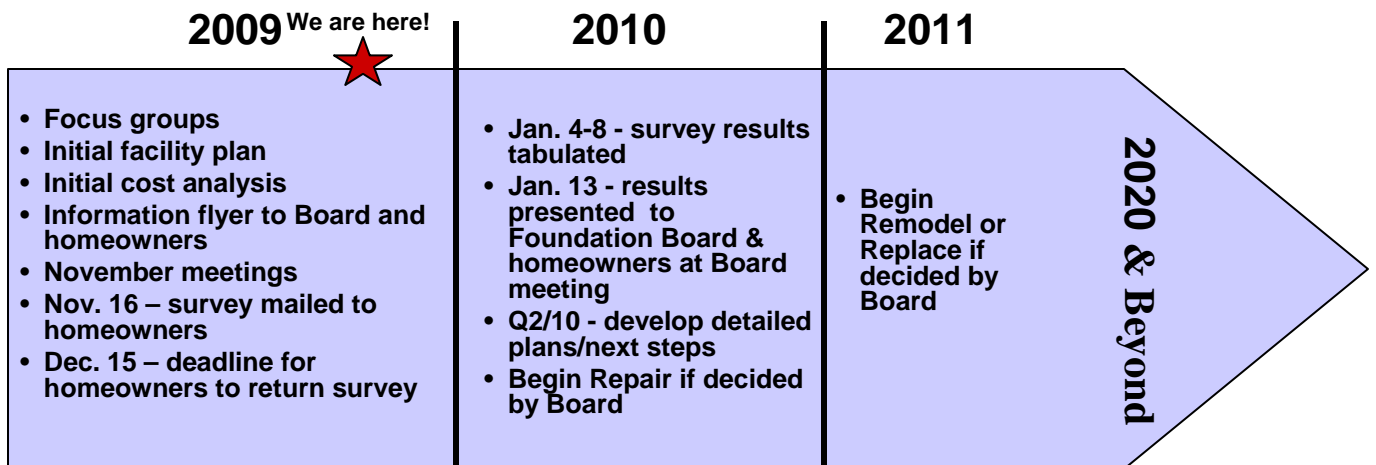
## November Community Meetings

- The Foundation Board and the GVC will be holding community meetings in November.
- The purpose of these meetings is to review in detail the cost/benefit analysis and risk and reward of each option.
- Homeowners will also get the opportunity to ask questions and look at some conceptual drawings and plans.

## Vision 2020 & Beyond Community Process:

- In December 2009 you will be asked to give direction to the Board (via a survey) for one of the following facility scenarios: **Repair, Remodel, Replace Option A or Replace Option B.**
- Based on the input the Board receives from the survey, it will proceed with development of a community preferred scenario.
- If the direction from the community is to Remodel or Replace (either Option A or B), the board will approve an expenditure of approximately \$100,000 in 2010 for detailed design and survey fees.
- Upon completion of development of the preferred scenario in second quarter of 2010 (Q2/10), the Board will provide the community with hard costs and a detailed design. Residents will be asked to vote on the design and cost at that time.

## Vision 2020 & Beyond Timeline



## What We Need From You...Please

- Attend one of a series of four meetings on November 8 (Sun) at 2pm, November 10 (Tue) at 7pm, November 12 (Thu) at 10am or November 15 (Sun) at 3pm.
- Visit the Foundation website ([geneseefoundation.org](http://geneseefoundation.org)) and sign up for email updates from the Vision Committee.
- Provide feedback via email, letter and community meetings. The next Vision Committee meeting will be Wednesday, November 18, at Vista Clubhouse at 8:30am.
- Fill out and return the survey that will be sent to you on or about November 16.