

MEMORANDUM

To: Genesee Foundation Board Members

From: Anita Livingston

Subject: **April 11, 2007 Genesee Foundation Board Meeting,
Agenda Item VI-C-1, ARC/Covenants**

Date: April 1, 2007

The ARC Committee had 22 agenda items in March. These items were as follows:

Exterior Paint	1	
Garage Door Replacement	2	
Notice of Completion	2	
Window Replacement	1	
Roof Replacement	1	1
Deck Addition	1	
Invisible Fence	1	
Stucco	1	
Gate	1	
Gutter	1	
Play Equipment	2	
Construction Check	1	
Response to Conditions	5	
False Chimney	1	
Letter	1	

For further information on these agenda items, please see the ARC Minutes on the foundation website at www.geneseefoundation.org.

At the April 11 Board meeting two open-space tree removal submittals from property owners Schulz at 1218 Pomegranate Lane and Preger at 1672 Sand Lily Drive will be brought before the Board for approval.

Covenant Violation:

On May 25, 2006 the Foundation sent a letter to Mr. Meurer at 2389 Bitterroot Lane regarding an on-going covenant violation - specifically the repair of the address marker, rain gutters and downspouts and repair of the roofing material. On June 2, 2006 Mr. Meurer responded that he would begin contracting repairs as soon as possible with a goal of completion within 60 days. This was not done. Another letter from the Foundation was sent on September 14, 2006. There was no response from Mr. Meurer. On October 25, 2006 Scott Albertson sent a letter to Mr. Meurer with a notice that repairs must be completed no later than November 30, 2006. Again there were no repairs completed. On March 20, 2007 Scott Albertson sent Mr. Meurer a letter

giving him a final opportunity to have an executed contract for the repairs to the Foundation office by April 2, 2007 with work to commence no later than Friday, April 6, 2007. If repairs were not underway by April 6, 2007, the next step would be filing of litigation in the Jefferson County Court to compel compliance with the covenants. If the executed contract is not furnished and repairs begun by April 6, this matter will come before the Foundation Board at the April 11 meeting for approval of necessary litigation.