

**GENESEE FOUNDATION
BOARD OF DIRECTORS
2006 ANNUAL REPORT**

**EXECUTIVE SUMMARY
Lynn Bartsch**

In 2006, the Board dealt with many of the ongoing issues of life in Genesee, as discussed by other Board members in the summaries below.

The Foundation's issues relating to the Genesee Water and Sanitation District's reservoir project were resolved, and construction of that project commenced. The ARC Standards revision was completed and approved, and new Genesee Fire training guidelines were adopted by the Foundation Board.

Continuing our effort to increase communication with residents, Channel 8 has been transformed, and both Channel 8 and our Genesee web site content were expanded to provide Foundation residents increased ability to access information regarding the Board, ARC standards, clubs, Covenants, and the myriad of activities that make up life in Genesee. Additional improvements are anticipated in 2007.

2006 was the first of 5 years of an approved Open Space operation plan that was completed on time and on budget. Included in the plan were projects to combat mistletoe and beetle infestation mitigation, hopefully sparing other forested areas from attack,

The 2006 Resident Survey was completed, and the resident response will provide the upcoming and future Boards a basis for decision making on developing issues.

Foundation Staff continues to serve us all admirably, and their dedication and interest in making Genesee a great place to live contributes to the well being and safety of all residents, and the quality of life in Genesee.

**ARCHITECTURAL REVIEW COMMITTEE
Barbara Actor/Chris O'Dell**

After hours of work by the ARC Standards Revisions Committee, the Board adopted the 2007 Revised Standards effective January 1, 2007.

A new policy was prepared to institute an annual review process for the ARC Professionals and volunteers. The members of the ARC will now have more interaction with the Board. This was done to insure more consistency year after year with the decisions that ARC hands down.

Documentation was prepared to hire a replacement for our Land Planner/Landscape Architect who resigned after twelve years. A subcommittee was established to conduct interview of the candidates and narrow down the field to two. Final selection was made by the Board.

A new code of conduct was written for members who serves on the Architectural Review Committee.

COMMUNICATION COMMITTEE
Barbara Actor

The newly formed Communications Committee prepared a Board- approved letter that was hand delivered to Genesee Water District, Genesee Fire District and Highlands Rescue inviting their candidates running for election to submit a statement for publication in the Genescene.

A list of questions were prepared that were included in the community survey. The answers to those questions will give direction to the Committee on future action.

A recruitment flyer was placed in the Genescene looking for volunteers to contribute to the content of that publication. Eleven regular issues and a special election issue of that newsletter were delivered to residents.

COMMUNITY SURVEY
John Siegesmund

In 2006, the Board surveyed the community to get a sense of what is important to residents and how they feel regarding issues facing the Foundation. The Board was pleased with the high response rate and the many thoughtful comments submitted. This invaluable tool gives the Board a clearer sense of where the community wants to focus resources, what they feel should be improved, and how open space should be managed.

Among the more interesting results were the following: trails, pools, and fitness rooms received high marks for importance and satisfaction; the community overwhelmingly wants to maintain security at current levels; there is general satisfaction with the current recycling service; and there is significant interest in expanding picnic facilities and adding some shaded area at Vista.

The complete survey results can be accessed on the website.

ELECTION COMMITTEE
Lynn Bartsch

Board members are elected for two-year terms, renewable for a second two-year term as established under Foundation Covenants. In 2006, four seats on the Foundation Board were up for election to the 2007 Board. Three incumbents (Barbara Actor; Gary Anderson; Anne Sherwood) were re-elected, and the remaining seat was filled by a new Board member (Anita Livingston).

The ARC Chairman position was also up for election for a one-year term. The incumbent (Chris O'Dell) was re-elected.

Both the Candidates Night and Open Forum were held, as in the past.

FINANCE COMMITTEE

Gary Anderson

The Finance Committee drafted and presented to the Board, a severance policy for all Genesee employees. The policy was approved on November 11, 2006 and is incorporated in the Genesee Employee Manual.

Discussions with Genesee Fire & Rescue were initiated regarding defense of private drives. The GFR developed an assessment process and completed an assessment of all drives. This was presented to the Finance Committee on October 26, 2006. Evaluation of options, development of an action plan and estimation of the funding required to support the action plan are anticipated to be goals for 2007.

The Foundation tax return for 2005, filed in 2006, included the election of an "involuntary conversion" treatment on the gain on the condemnation proceeds for the sale of Foundation Property to the Genesee Water & Sanitation District. Thus it was not included in the Foundation taxable income for 2005. We have three years from 12/31/05 to use it to acquire qualified replacement property (real property) or it will become income and be taxable.

The Board approved the 2007 Budget, conditioned on a charge to the Finance Committee to work with the Sheriff's Office to reduce security patrol costs 10 – 12%.

FIRE DISTRICT

Lynn Bartsch

In 2006, the Foundation Board commissioned three of its members to work with Genesee Fire to develop volunteer fire training guidelines to provide a framework for volunteer firefighter training in Genesee. The resulting Joint Understanding of Firefighter Training between the Genesee Foundation and Genesee Fire and Rescue sets forth the general terms and conditions to be followed by GFR when engaged in firefighter training on property within the boundaries of and/or subject to the covenants of the Genesee Foundation.

The document, adopted by the Foundation Board, guidelines for three levels of fire training:

- **Level One:** Without lasting external, visual impact; live fire activities expressly excluded.
- **Level Two:** With lasting external, visual impact; live fire activities expressly excluded.
- **Level Three:** With live fire activities mutually agreed upon on a case by case basis; Requires consent of the property owner, the GFR Fire Chief, and the Foundation Board.

GEM COMMITTEE
Anne Sherwood

The ad hoc GEM Committee and the Forestry and Open Space Committee were consolidated into a standing committee of the Board chaired by a Board member. The combined committee retained the name Genesee Ecosystem Management (GEM) Committee. Its purpose is to provide advice to the Board on ecosystem management issues and to provide advice and support as required to Genesee Foundation management in the development and execution of the Board approved Open Space Operating Plan.

The GEM organizational structure consists of a main committee and the following sub-committees: Meadows; Seed Heads; Trails. A Weeds subcommittee will be initiated in 2007. Volunteers are key to the success of many open space projects, and GEM encourages interested residents to become involved.

The results of the GEM survey indicated that 90% of those responding support active management of the ecosystem and 85% support the expenditure of \$100 per year per lot to do so.

The committee conducted a year-end evaluation of Year One of the Open Space Operating Plan. The results are posted on the website. Highlights of the first year are included in the Manager's Report that concludes the Annual Report.

GOVERNANCE
Anne Sherwood

The Board approved General Guidelines for All Committees that defined the parameters for Board authorized standing and special committees and issued a Volunteer Opportunity Form to solicit resident interest in serving on committees.

The following policies were adopted by the Board:

- Code Of Conduct for Genesee Foundation Board Of Directors.
- Consent For Use Of Photographs By Genesee Foundation.
- Dead Tree Removal Policy.
- Dispute Resolution Policy.
- Guidelines For Working With Outside Organizations

The following policies were revised by the Board:

- Annexation
- Inspection of Books and Records.
- Investment Policy.

The Board also approved an Authorization for Reimbursement for Board Member Education Expense form and a Rights and Responsibilities for Better Communities education document for residents.

INTER BOARD
Gary McKay

The Inter Board group met four times to discuss various topics and exchange ideas. There has been a very good exchange of information between Genesee Foundation, Genesee Fire & Rescue, Genesee Water & Sanitation District, Highlands Rescue, state representative Rob Witwer, and some other groups in the area. The forum has proven to be a good way to keep the organizations informed and working together.

NEW RESIDENT ORIENTATION
Barbara Actor/Anne Sherwood

The New Resident Orientation Committee was reinstated under Board guidance to introduce and welcome new residents to Genesee. Twice a year, the committee sent welcome letters to newcomers and planned two newcomer receptions hosted by the Board.

RECREATION/SOCIAL
Barbara Actor

The Swim Team became a non-profit organization, no longer under the Board umbrella. The team was granted an annual agreement to lease the pool facility for a cost of \$1.00 a year.

A committee was established to consider the possibility of a commercial coffee house in Oxley Homestead. A recommendation was made to the Board to not go forward with authorizing a Covenant ballot question permitting the project.

The annual fourth of July community celebration continues to get a larger turn out every year. This popular community event could not occur without total staff involvement and the many resident volunteers who contribute to its success.

TECHNOLOGY
Gary McKay

The Technology Committee held four meetings in 2005 to address the technology needs of Foundation staff. The 2006 technology budget only addressed upgrading and adding to the PC hardware and software, both of which were accomplished. The committee assisted the staff in making some of the selections, provided recommendations for installation, and did some follow-up on specific issues, such as data backup. The committee, with staff input, developed a list of future technology improvements and prepared a 2007 budget request for those items.

WATER & SANITATION DISTRICT
Bim Stanton

Flows in Bear Creek in June were running about 10% of the long-term average, and Level 1 water restrictions were imposed from June 15 through July 6.

The District opened bids for the construction of Augmentation Reservoir No. 2 in March, and all three bids were well above the engineer's estimate. The project was redesigned and scaled down through a value engineering process with the low bidder. A 6.2 million dollar construction contract was awarded to ASI-Flatirons, and construction started in June. The State Engineer approved Change Order No. 1 for the new design in September. Placement of Roller Compacted Concrete in the dam began in October, and the District's engineer expected the dam to be completed by the end of December.

In July, the District rejected a request by the Foundation that approval of a petition for inclusion in the district of two lots between Rockrose Drive and Wayne's Way be conditioned upon annexation into the Foundation.

In October, the District initiated discussions with the Lookout Mountain Water District for a proposed- cross connection during emergencies such as fire fighting, broken pipes, water supply contamination, and in house use during drought.

WEIGHT ROOM
Gary McKay

The committee solicited new members, surveyed users on potential improvements, purchased new equipment, and submitted a 2007 budget request for a new piece of equipment. A new elliptical machine, rower, and some miscellaneous items were purchased and are in use. The committee submitted a 2007 budget request for a new leg extension machine, based on survey responses.

MANAGERS REPORT
Carla Andrews

This past year consisted of both opportunities and challenges for staff, which in the end, created stronger bonds and services for the community.

STAFF CHANGES

- Carol Dooley Johnston, long time ARC coordinator, accepted the Community Relations position.
- Dezerie Cordova was hired as our new Clubhouse Coordinator.
- Neil Ramirez joined the administrative staff from the Maintenance Department.

ADMIN HIGHLIGHTS

- Worked with Board to complete policies and procedures to adhere to Senate Bill 89.
- Completed insurance review, bids and carrier selection.
- Coordinated 383 Clubhouse functions.
- Processed over 500 ARC submittals.
- Formatted and posted on web site all legal documents and Foundation policies.
- Focused on improving communications with enhanced web site, Cable Channel 8 and Genescene.

OPEN SPACE HIGHLIGHTS

- Completed over 40 acres of Mistletoe Treatment, 20 acres of Fuel break thinning and started First Entry Sanitation Project.
- Oversaw the first year of a 10 year Erosion mitigation plan.
- Coordinated community wide Curbside chipping project.
- Maintained 12 miles of trails.
- Managed integrated weed management program including pine beetle and noxious weeds.
- Started a Meadow Restoration project.

MAINTENANCE HIGHLIGHTS

- Built and installed 47 Mailboxes.
- Plowed 83 inches of Snow (80 is average).
- Coordinated the rebuilding of the Foothills Pool heater mid season without major pool closures.
- Completed all tree removal for 20 acre fuel break project.
- Oversaw contracts involving clubhouse painting, HVAC repair, pool repair, skylights and windows.

PATROL HIGHLIGHTS

- Drove an average of 121 miles per day in Genesee as a visible deterrence
- Averaged 2,000 vacation house checks per month
- Traffic stopped 6 cars per month, issuing 2 tickets per month
- Investigated 9 suspicious vehicles each month
- Handled over 11 alarms or open doors every month