

**GENESEE FOUNDATION
BOARD MINUTES
JULY 11, 2007**

The Genesee Foundation Board of Directors met on Wednesday, July 11, 2007 at the Vista Clubhouse.

Attending: Gary Anderson; Anita Livingston; Anne Sherwood, John Siegesmund; Bim Stanton. Out of town: Barbara Actor; Gary McKay

Also Attending: Carla Andrews, Community Manager; Chris O'Dell, ARC Chair

The Board met in **Executive Session** at 6:00 p.m. to review performance evaluations of ARC Professional members.

Following the Executive Session, President Gary Anderson called the **Open Session** to order at 6:50 p.m.

APPROVAL OF MINUTES

Anne Sherwood moved approval of the June 13, 2007 regular Board meeting minutes. The motion was seconded by Anita Livingston and unanimously approved.

Anne Sherwood moved approval of the July 2, 2007 working session Board meeting minutes. The motion was seconded by Anita Livingston and unanimously approved.

OPEN COMMENT

Bruce Strand announced that filling of the reservoir will begin on July 12th and will take 45 – 60 days. The State engineering plan calls for a stop at the 17 acre feet level to inspect for leaks, but the District is anticipating a continuous fill.

BOARD COMMUNICATIONS

Letters received from Peter Frost, Shirley & Dana Moran, and Kenneth Kucera regarding the Dogwood shaded fuel break project was addressed under the GEM Committee report.

Anne Sherwood congratulated Barbara Actor and her cadre of volunteers and Carla Andrews and her staff team for a most successful Fourth of July celebration.

RESIDENT REQUEST FOR USE OF OPEN SPACE

Julie Preger came before the Board to explain why she permitted the placing of a dumpster, porta-a-potty, and lumber on Open Space adjoining her property. Gary Anderson stated that while he sympathized with her because her awkward lot does present problems, she needed had the obligation to come to the Board before going on Open Space.

Following comment by other Board members, Anita Livingston moved that the Board approve the use of Open Space, Filing 2, Tract Q to the north of Lot 39, for the limited purpose of storing a dumpster. This exception to the Genesee Foundation covenants is for one time only due the irregular lot associated with the addition approved by the ARC on 12/07/06. The designated Open Space will be fenced by the Foundation to prevent parking and to keep destruction to Open Space to a minimum. This motion is subject to payment of a damage deposit in the amount of \$2,000 payable to the Genesee Foundation. This deposit will be used by the Foundation for site remediation. After remediation, if there is an excess from this deposit, it will be refunded. If the expense is more than \$2,000, the excess amount will be billed to the resident. Anne Sherwood seconded the motion which was unanimously approved.

MANAGEMENT REPORT

Carla Andrews submitted a written report and highlighted the important points.

- Fourth of July: Good crowd; no problems; right at \$5,000 budgeted amount.
- Vista Pool: Open after Labor Day on a limited schedule.
- Chipping Week: This year doubled last year's total with a project cost of \$14,950. Management recommends using surplus dollar from the dwarf mistletoe and shaded fuel break projects to fund a second chipping week in the fall.

Anne Sherwood moved that the Board approve up to \$10,000 for a second chipping week, funding to come from under runs in the dwarf mistletoe and shaded fuel break budget. The motion was seconded by Bim Stanton and unanimously approved.

BOARD DISCUSSION/ACTION ITEMS

GEM COMMITTEE:

Anne Sherwood submitted a written report with two items for Board action and two items for information.

Shaded Fuel Break: Following a review of the goal and process for resident input, Anne Sherwood moved that the Board approve the shaded fuel break thinning in the Shingle Creek area and put the shaded fuel break thinning in the Dogwood area on hold until the GEM Committee can consider alternative fire mitigation measures such as tree laddering, removal of deadwood, and mowing of brome grass. The motion was seconded by John Siegesmund.

Comment from Dogwood residents Peter Frost and Ken Kucera and Board discussion followed. Gary Anderson pointed out that in response to resident input, the planned thinning was not excessive. Mr. Frost replied that residents believe that aesthetic value outweighs what they consider minimal fire mitigation value. John Siegesmund commented that the place where a line between aesthetic value and fire mitigation is drawn is not always clear. Galen Knickel recommended that the Board look for alternative escape routes.

Following additional comment, John Siegesmund called the question. The motion was seconded by Anne Sherwood and unanimously approved. The original motion was then voted on and unanimously approved.

Aspen Regeneration: Anne Sherwood moved that the Board approve the proposed aspen regeneration project on a ½ acre site located south of Genesee Ridge Road and east of Foothills Drive South. The motion was seconded by Anita Livingston and unanimously approved.

Open Space Planning: The committee discussed the pros and cons of adopting an integrated planning process and concluded that the integrated planning should be tried for one year and then evaluated. The committee also determined that an 80/20 approach in which roughly 80% of available funding would be dedicated to the integrated area and 20% would be available for standard operating open space projects such as weeds, dwarf mistletoe, pine beetle, etc.

The committee will do walkthrough in August to determine the use and value of a potential area that has several open space components: shaded fuel break, meadow, riparian, sanitation thinning.

Roadside Dying Trees: While drought and poor drainage have had a negative impact on the number of dying roadside trees, the major culprit is salting of the roads. The runoff from the roads pushes the distressed trees over the edge by changing the condition of the soil. Anne Sherwood and Gary McKay will meet with Larry Benshoof, Manager of Roads and Bridges.

ARC APPEALS PROCESS

Chris O'Dell commented on a written report he circulated to the Board regarding a possible appeals process for the ARC. This subject surfaced and was debated during the ARC Re-Write Committee deliberations. Unable to reach a consensus, the committee posed questions in the 2006 community survey. Results were as follows: 76% of respondents favored a non-binding process; 62% favored a binding appeals process. The latter would require a Declaration change approved by a 2/3 vote.

Mr. O'Dell stated that he wanted to raise the issue with the Board before discussions with current ARC members. He stated that he does not favor a binding appeals process, but the ARC would pursue a non-binding appeals process if there was Board interest. Following Board member comments, Gary Anderson asked Mr. O'Dell to flesh out a non-binding appeals committee charter.

BOARD REPORTS

STANDING COMMITTEES

All written reports, when available, are on the web site or in the Foundation Board Book.

Finance: John Siegesmund reported that Dick Mund and Bruce Strand had formed an exploratory committee to see if there is a cost saving advantage to sharing facilities and services with other mountain organizations. Mr. Siegesmund will poll committee members to determine a date for a community input meeting regarding the 2008 budget

Election: Anita Livingston submitted a written report. She moved that October 25, 2007 be set as the Owner of Record date. The motion was seconded by Gary Anderson and unanimously approved.

Communications: An electronic directory will be available to residents on a CD, not the website.

INITIATIVE COMMITTEES

Private Drive Public Safety: Gary Anderson submitted a written report, pointing out that the committee agreed to divide into two action teams:

- A private drive team to look at private drives for ingress/egress and combustible material mitigation. Nancy Balter suggested a two prong approach: educate residents on the problems and possibilities and then spend money where residents are willing to cost share.
- A signage team to identify options for standardized signage.

Genesee Vision: Gary McKay submitted a written report. Anita Livingston reported that the July 10th meeting focused on facilities with a presentation by Fred Coester on comparable area facilities

Security Patrol: Gary Anderson reported that the Board will hold two public forums on the survey results: Tuesday, July 17th and Thursday August 2nd. Survey results have been mailed to residents and are available on the website.

Initiative Progress Report: Anne Sherwood reminded that Board that initiative progress reports are due by the August Board meeting.

LIAISON REPORTS

ARC/Covenants: Anita Livingston submitted a written report. She commented that a resident request for a temporary parking space cannot be decided until an improvement survey is obtained. She also recommended that the ARC Professional's Evaluation form for the community be placed in each ARC submittal approval packet. This will hopefully allow for a larger number of community forms being returned for use in the ARC Professional's Annual Review.

Land Development: Bim Stanton submitted a written report. He circulated a county assessor's map showing three Genesee access points to the Ralston property.

Genesee Water and Sanitation: Bim Stanton submitted a written report.

FINAL RESIDENT COMMENT

Galen Knickel inquired about the status of fire hydrant flags. Carla Andrews replied that installation will start on July 16th and be completed by the first of October.

Mr. Knickel also stated that a utility box in the 1700 area of Montane is poorly placed and asked if it could be moved to a less visible location. Carla Andrews stated that she has asked to have more input into the placement of utility boxes, but the decision on this particular box was most likely made some time ago. She also commented that painting of utility boxes by staff is not planned until fall.

Peter Frost pointed out that open space below Aster is in need of substantial clean-up. Carla Andrews replied that this area is within the Village.

Jack Kavanaugh expressed concern about the gradual erosion of the covenant regarding lighting resulting in "light pollution." Nancy Balter suggested that the Board consider a Dark Skies Initiative to address this problem.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 p.m.

Anne Sherwood
Board Vice President