

**GENESEE FOUNDATION
BOARD MINUTES
JUNE 13, 2007**

The Genesee Foundation Board of Directors met on Wednesday, June 13, 2007 at the Vista Clubhouse. President Gary Anderson called the meeting to order at 6:30 p.m.

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

Also Attending: Carla Andrews, Community Manager

APPROVAL OF MINUTES

Anne Sherwood moved approval of the May 9, 2007 regular Board meeting minutes. The motion was seconded by John Siegesmund and unanimously approved.

BOARD COMMUNICATIONS

- Anne Sherwood reported that Galen Knickel sent a letter to the Board regarding development that is going on outside of Genesee. A working session; which will be an open public meeting, will be held in 2 weeks but date not set.

MANAGEMENT REPORT

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

- Board approval was requested for removal of several trees on open space for wildfire hazard mitigation. The homeowner made this request for defensible space surrounding the property and it was approved by ARC. Anne Sherwood made a motion to approve the removal of 27 trees to be removed in conjunction with the private property removal at 25110 Montane Drive West. The motion was seconded by Gary Anderson and unanimously approved.
- Four bids were requested to remove mistletoe in 2 areas and thin trees in two shaded fuel breaks. The only responder was Tree Musketeers, all other contractors declined to bid on the project.

Dwarf Mistletoe: Bruce Strand informed the Board that they need to be aware there are more trees affected by mistletoe than those identified in the two project areas. Many of these infected single trees will eventually create dwarf mistletoe clusters. Anne Sherwood said she will make the GEM Committee aware of the situation. She commented that while the Foundation is only responsible for addressing dwarf mistletoe infestations on open space GEM has discussed the need to educate resident who have infestations on their private property.

Shaded Fuel Break: Regarding one of the shaded fuel breaks located on Genesee Ridge and Shingle Creek, 5 members of GEM walked the property to look at the markings on June 9, 2007. Consensus was that the trees were appropriately marked for removal. This is one of two projects that are the final areas of thinning for the evacuation routes. GEM will be sending letters to residents in both areas informing them if they have concerns, comments should be communicated in writing prior to the July 11th Board Meeting.

Anne Sherwood made a motion to approve the expenditure of \$5,705 to Tree Musketeers, who have done satisfactory work for the Foundation on other projects, for the removal of mistletoe in two areas and the thinning of shaded fuel breaks in two sites, the funding to come from the 2007 Operational Open Space Plan budget. The motion was seconded by John Siegesmund and unanimously approved.

- Brown and dying trees are presently being removed and the cost of \$5,000 is in the 2007 budget. Anne Sherwood reported that GEM is working with private property owners to remove their own brown trees. Soil testing will be done to determine if the application of 'ice slicer' on the roads during the winter by Jefferson County is the cause.
- Carla met with the tennis subcommittee and announced that there will be no July 4th tennis tournament this year. The Junior Tennis program has received donated rackets and balls, which are available for check-out to residents. A young man, a Genesee resident, wants to work with the youngsters by providing lessons. Carla is in the process of obtaining insurance, contract and waivers. Look for a notice in the Genescene regarding junior tennis lessons and how to sign up.
- The slash pickup is 30% complete. Evergreen Disposal is contracted to haul off the slash. Chipping from the slash is located in the tot lot, off of Montane, if any residents want to pick up chippings. There is also firewood located on Bitter Root for resident pick up.

BOARD DISCUSSION/ACTION ITEMS

Personnel: Anne Sherwood submitted a written report and gave an update on the June 2, 2007 meeting of the Personnel Committee. Anne Sherwood, Barbara Actor, Gary Anderson and Carla Andrews met for a mid-year review of Carla's Work Plan Objectives. The committee agreed that all objectives are on target. Accomplishment highlights include the excellent job on snow removal as well as management of the Security Patrol Survey, which is still ongoing. A final review of the Work Plan Objectives will be done at the end of the year, and other Board Members will be solicited

for input. A Succession Plan is being prepared based on research of other large scale associations. This plan outlines the steps for succession and replacement of the Community Manager. Office Staff and Job Descriptions will be on the agenda in July. Committee members stated the need for a highly skilled, full-time, 'meet and greet' front desk person. The need for technical skills was discussed and will be considered when hiring new personnel.

Patrol Security Update: Fifty-seven percent of the Patrol Surveys have been returned to date or 482 surveys. It is expected that 60% of the residents will respond by June 15, which is excellent. Fifty-five percent of the surveys have been tabulated and the results are:

Maintain JCS (Jefferson County Sheriff) at present level, 16 hours	46%
Increase JCS to 24 hour coverage	21%
Reduce JCS to 12 hour coverage	10%
Hire Private Security for 24 hour coverage	6%
Maintain Private Security at present level	5%
Reduce Private Security to 12 hours	2%
Eliminate all security	7%
No Preference	3%

Gary Anderson spoke of holding two Town Hall Meetings between now and the next Board Meeting in July. Residents will be given an opportunity to express additional comments. But it appears that 67% of the residents want to keep JCS at the present level of service or increase to 100%, so there will be less flexibility in reducing costs. The security contracts for 2008 need to be done by October, 2007.

BOARD REPORTS

STANDING COMMITTEES

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

Finance: John Siegesmund reported on the budget process, which is on target. This year the committee wants to get people involved in the front end of the process and not wait until final budget approval. In late August or early September a community meeting will be held.

The 2007 Capital Replacement Fund Analysis, a 30-year project on item by item capital expenditure was presented. There was discussion that the inflation weighted average over 5 years of 2.05% may be light. But if we can earn 4.5% on our money, we should be in good shape. We are \$23,000 ahead of what is our anticipated need. A full review is completed every 3 years and specific items are reviewed yearly. Gary Anderson made a motion to accept the 6/6/2007 Capital Replacement Fund Analysis. The motion was seconded by Bim Stanton and unanimously approved. A huge thank you was given to

Dan Wenzinger, finance committee member, and Carla Andrews for all their work in putting together the reserve fund analysis.

GEM: Anne Sherwood submitted a written report. The committee has selected a ½ acre site for another aspen regenerative project, located south of Genesee Ridge Rd. and east of Foothills Dr. S. Eight-foot woven wire fencing will be used, not electric fencing.

Approval for that project will come before the Board at the July meeting. The request to purchase a log splitter was withdrawn.

Communications: Barbara Actor submitted a written report. Funding for “Quick Com”, and email service to provide homeowners with critical information by email was discussed. There is no set up cost and the monthly fee should run approximately \$15 a month. The Tech Committee will set up the system and the office staff to familiarize themselves with the service will work with it over the summer. Residents will be able to opt into using the system in late summer. Guidelines are being prepared and will be available for Board approval at the July meeting. Bim Stanton made a motion to approve the set up of the iContact system, with the cost coming out of the Communication budget. The motion was seconded by Gary Anderson and unanimously approved.

INITIATIVE COMMITTEES

Private Drive Public Safety: Gary Anderson informed the Board that the first joint session of the committee will take place next Friday morning at 9:00 a.m. Attending will be two Genesee Board members, an ARC member, and two members of the Genesee Fire Department plus one outside member. The agenda will include a discussion of signage, looking at both streets and homes and also private drives.

Genesee Vision: Gary McKay reported that the committee will be meeting next Tuesday for a discussion on where the committee wants to go. The process is going well.

LIAISON REPORTS

ARC/Covenants: Anita Livingston submitted a written report.

Land Development: Bim Stanton submitted a written report. Gary Anderson and Carla Andrews met with Jack Kavanaugh regarding the possible sale and development of the Ralston Property. The property is listed in 3 separate parcels, the largest of which is 435 acres and shares a border with Foundation property. No indication of Board feeling was given to the developer, at that meeting, as the plan was just open to discussion. It was suggested the developer contact Genesee Water and Sanitation for the possibility of

annexation. Gary Anderson suggested a working session to get a consensus on the approach the Board should take.

Genesee Fire & Rescue: Gary Anderson submitted a written report. Gary reminded the Board of the Foothills county wide training that would take place on Saturday morning, June 16, 2007. A reverse 911 call will be going out to all Genesee residents on Saturday morning regarding the training.

Genesee Water and Sanitation: Bim Stanton submitted a written report. A highlight of his report was that the district returned 132% of the water they withdrew during the year. Bruce Strand, a member of the Genesee Water and Sanitation Board informed the Board that a Strategic Planning Session was scheduled for June 26, 2007 at 7:00 p.m. This is an open public hearing and post cards were mailed to all district water users. When asked, Bruce told the Board that they expect to fill the reservoir in 45 to 60 days, when all state inspections should be completed. Once all the equipment is off site the GW&S Board hopes to do a Saturday morning open house at the reservoir site.

Governance: Anne Sherwood submitted a written report. Anne Sherwood and Carla Andrews met with 3 residents of the Preserve. The Preserve Homeowner's Association is looking at long term strategy and various issues were discussed. Presently the Preserve is a separate filing. It was suggested that the residents put together a working document for review. Anne felt at this time it was premature for Board discussion.

Inter-Board: Bim Stanton announced the next Inter-Board meeting will be held in September 2007.

Social/Recreation: Carla Andrews informed the Board that a staff meeting took place that day to discuss the safety issues of the 4th of July activities. A Jefferson County Sheriff Deputy will be coming on his day off to help with traffic control. Barbara Actor and I have met several times and everything is on target.

NEW BUSINESS

Carla Andrews reported that the Maintenance Staff has been cleaning up the front entrance and repainting the sign.

FINAL RESIDENT COMMENT

Gay Zarcaro spoke of the resident concern that we are going to lose all of our trees and there is an urgent need to talk with Jefferson County regarding this matter. Anne Sherwood stated that the GEM Committee will be meeting on the 19th and that will be a high priority on their agenda.

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When asked if there will be a GEM Booth at the 4th of July Anne said yes but only at the next meeting would it be decided what would be in the booth. Also, Neighborhood Defensible Space will have a display.

Anne Earl addressed the Board regarding a visual eye sore that she has been looking at for years. A neighbor's car sits outside and never moves. The car blocks her view from the deck and is taking her pleasure out of living in Genesee. Gary Anderson expressed empathy but informed Ann that if we don't have covenants against parking in the driveways and that we can't do anything about the matter since it is not a violation.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 p.m.

Barbara Actor
Board Secretary