

**GENESEE FOUNDATION
BOARD MINUTES
MAY 9, 2007**

The Genesee Foundation Board of Directors met on Wednesday, May 9, 2007 at the Vista Clubhouse. President Gary Anderson called the meeting to order at 6:35 p.m.

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

Also Attending: Carla Andrews, Community Manager

A continuation of the informational session on how the Genesee Fire Department selects their equipment was presented by Bill Easterling. When asked about items of importance to the Fire Department Chief Easterling said that private drive safety is a high priority, but only the Foundation Board has any authority. The Fire Department can't mandate any changes unless a new structure is built or a homeowner adds an improvement of 400 or more square feet.

Street signs and house numbers are another priority because many of the street signs and house numbers can not be seen at night... Other fire departments are not familiar with our roads if they need to be brought in for an emergency situation and lack of visible street signs is a hazard. The GFD would like to see house numbers above the garage; but is the garage can not be seen from the street, the house numbers should be near the front door. The possibility of buying house numbers in bulk was discussed by the Board.

On Saturday June 16, 2007 a training exercise will be held in Genesee with the command post in the Genesee commercial area. Approximately 20 to 50 different apparatuses will be brought in by different Fire Departments. The drill will be that a fire is coming in from the west. The Board suggested that along with posted notices to the residents regarding this exercise that a reverse 911 should be done. The Board agreed to share in the cost with the Genesee Fire Department of the reverse 911 to Genesee residents.

APPROVAL OF MINUTES

Anita Livingston moved approval of the April 11, 2007 regular Board meeting minutes. The motion was seconded by Bim Stanton and unanimously approved.

BOARD COMMUNICATIONS

- Anne Sherwood responded to an email from M. Miller recommending an electronic door locking system for Foundation facilities.
- Anne Sherwood responded to a letter from G. Knickel requesting that the Board address the following:
 1. Tree damage caused by the recent heavy snowfall.

2. Continued erosion of drainage ditches.
3. Dead or dying trees along the entrance roads.
4. Replacement of the trash container at the Vista Clubhouse entrance.

Bim Stanton stated that he thought Galen's letter was an excellent way to address the Board.

- Gary Anderson responded to recent resident emails regarding recent power outages.

MANAGEMENT REPORT

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

- Carla Andrews presented an AFE for replacement and upgrading of the removable pool ladder at Foothills swim pool. A custom made lightweight ladder is needed to fit our outdated coping and edging on the pool. Anne Sherwood made a motion to approve AFE #07-R-263, in the amount of \$3, 5000, to replace the removable pool ladder at Foothills pool. The motion was seconded by Gary Anderson and unanimously approved.
- A decision was made to hold off on replacing the office copier, as the present one is working fine.

Carla is working with Gary Anderson on being proactive with Excel Energy regarding the power surges and frequent loss of electricity within the community. If no satisfaction is found by working locally with Excel then a joint response from the Foundation Board, Water Board and Fire Department will be sent to the Utility Commission.

Information regarding what Excel is doing to correct this situation include:

1. The replacement of the feeder line at the Preserve ran out of funding at the end of the year, but is now completed.
2. Excel is replacing old cable at the switch cabinet off Montane Dr.
3. Bergen Park Hwy 74 substation is being upgraded at a cost of over one million dollars and will be completed at the end of the summer.
4. Excel investigation teams are monitoring the surges and find them in the normal range. Excel states these are blinks not surges and are due to cable failures because of the aging infrastructure.

BOARD DISCUSSION/ACTION ITEMS

ARC: Chris O'Dell, the chair of the ARC Committee, presented several items to the Board for their approval.

- An aspen tree regeneration project was started a little over a year ago. The homeowner paid to cut older, dead trees in his grove and put up a temporary solar powered fence to protect the new growth from the animals. The project met with

- much success and new growth is taking hold. Unfortunately we have now learned that the Official Development Plan for Genesee has a prohibition against electric fences. Chris asked for permission to go to the County and ask for a waiver, so this project can be continued in regenerating other dying aspen groves. Barbara Actor made a motion to allow ARC permission to go to the County and request a waiver to allow solar powered electric fences for the specific purpose of regeneration of our aspen groves, with the understanding that the ARC will not allow them to be permanent structures. The motion was seconded by Anita Livingston and unanimously approved.
- Chris requested approval of tree removal on open space due to fire mitigation for the Poindexter's on Montane Drive. The views of other homeowners would not be affected by the thinning. Anita Livingston made a motion to allow the Poindexter's permission to remove the recommended trees from open space on the east and south sides of their house. The motion was seconded by Bim Stanton and unanimously approved.
 - The construction on the Baneberry property has resulted in a new bog and natural drainage that is beginning to erode the open space land. The contractor has joined all the drainage pipes in the area to flow the water to the edge of his property. Chris requested to have the contractor lay approximately 30 feet of additional pipe to run in the current channel on open space and connect to the current pipe under the road. Anita Livingston made a motion to allow the contractor to lay a perforated pipe, with gravel, in the existing channel connecting to the pipe under the road, cover with soil and reseed. The motion was seconded by Anne Sherwood and all members approved the motion with Bim Stanton voting no.
 - Chris O'Dell requested that pictures be taken of all homes in Genesee for a future baseline. ARC is unable to deal with many of the unapproved items that are being installed by residents. The pictures would be taken from the road and open space on a 2 year rotation. The Board declined to make a motion of support, at this time. ARC and Chris were thanked for their hard work and the Board said we would be open to considering alternatives in the future. It was suggested that more articles from ARC needed to be placed in the Genescene. Also, a covenant survey might be done and the Vision committee will look at the possibility.
 - Anita Livingston, the ARC Liaison, was requested by the Board to place a letter in the June issue of the Genescene asking for resident input on the review of the ARC professionals. It was suggested the letter include a form with some guidance on filling it out. The evaluation process will be reevaluated later in the year.

STANDING COMMITTEES

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

GEM: Anne Sherwood provided a written report. She informed the Board that Ryan, Carla and she have been in communication with residents expressing concerns about Open Space Projects and have invited them to present their concerns to the GEM Committee at its May 21st meeting.

COMMUNICATION: Barbara Actor told the Board that Gary McKay, Carla Andrews and she met yesterday morning to discuss the Tech and Communication recommendations regarding 'QuickCom'. A timeline was agreed upon for proceeding with the set up of the system.

PERSONNEL: Anne reminded the Board Members to forward any issues they want discussed at the Personnel committee meeting which will be held on June 5.

INITIATIVE COMMITTEES

Private Drive Public Safety: Gary Anderson told the Board that no meeting has taken place.

Genesee Vision: Anita Livingston brought the board up to date on the meeting that was held the evening before. The agenda was on community strengths and weaknesses. Committee work will begin at the next meeting on an immediate, 5 and also 10 year plan.

Security: Gary Anderson, chair of the Security Committee, reported that the survey went out to the community and approximately 120 have been returned so far. On May 31 a post card will be mailed out to everyone who has not responded. A Town Hall Meeting will be scheduled some time in July to go over the results.

SPECIAL COMMITTEES

New Resident: A newcomer's reception will be held this Friday evening, May 18, 2007, at Oxley. All Board members are invited to attend and meet our newest residents.

LIAISON REPORTS

ARC/Covenants: Anita informed the Board that the litigation we approved to start on April 20 against a resident was not necessary. The resident took the necessary steps to correct the covenant violations.

Land Development: Bim Stanton took a tour on Saturday with Galen Knickel to look at surrounding properties. Bim felt the 4 hours spent most useful and educational. Jefferson County will start monthly meeting on the Master Plan. Residents can go the County web page to find exact dates.

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Genesee Water and Sanitation: Bim Stanton reported that as of May 1, 2007 the upper Platt River Basin was the only one in the state with above average snow pack. The South Platt River Basin is at 113% and state wide the figure is only 68%. Bear Creek is flowing above average. There were problems at the waste water treatment plant in March and it took 3 or 4 day to correct the situation. The Water Board passed a motion to increase certain fees effective immediately, with new water and sewer tap fees doubled. The reservoir project is currently over budget, behind schedule and smaller in capacity at only 87 acre feet. Over runs were experienced on excavation and on the concrete. The Board discussed spending an extra \$380,290 to make the reservoir hold 100 acre feet and will go into capital reserve for the money. The target completion date for the reservoir is June 1, 2007. The next water board meeting is scheduled for May 22, 2007.

Genesee Fire and Rescue: Gary Anderson informed the Board that the next GFD meeting will be held the following week.

NEW BUSINESS: The Board told Carla to make the decision on the style of the replacement of the trash container at the Vista Clubhouse entrance.

FINAL RESIDENT COMMENT: Nancy Balter suggested that a record be kept on all the residents who responded to the security survey. Carla informed the Board that all records, of any value, are maintained in the maintenance garage. The returned surveys will be maintained as part of that documentation.

ADJUORNMENT

There being no further business, the meeting was adjourned at 9:10 p.m.

Barbara Actor
Board Secretary