

**GENESEE FOUNDATION  
BOARD MINUTES  
FEBRUARY 14, 2007**

The Genesee Foundation Board of Directors met on Wednesday, February 14, 2007 at the Vista Clubhouse. President Gary Anderson called the meeting to order at 6:05 p.m.

**Attending:** Barbara Actor, Gary Anderson, Anita Livingston, Gary McKay, John Siegesmund and Bim Stanton. Attending Anne Sherwood via telephone (out of town).

**Also Attending:** Carla Andrews, Community Manager

The Board adjourned to Executive Session to discuss personnel issues and returned to Open Session at 6:35 p.m.

**APPROVAL OF MINUTES**

Anita Livingston moved approval of the January 10, 2007 regular Board meeting minutes. The motion was seconded by Bim Stanton and unanimously approved.

**BOARD COMMUNICATIONS**

- Anne Sherwood will respond to an email from Bruce and Pat Strand regarding snow clearance, volunteer process and security. The Strands wanted to thank staff and the Board for good work.
- Anita Livingston responded to an email from Ann Lenane regarding serving on the new Genesee Vision Committee. Bill Mangham and Bruce Strand have also volunteered to serve on this committee.
- John Siegesmund responded to letters sent from Peter Frost regarding a lien filed on property that he purchased on Aster Way. Scott Albertson, Foundation Attorney sent Mr. Frost an itemized bill, which was paid and the lien was released.

**MANAGEMENT REPORT**

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

- Two claims on damages caused by snow plows have been received. There is a \$5,000 deductible on insurance, so these items are not covered. Typically the Foundation does not pay for damage if located in our private drive easement, but we deal with this on a one to one basis.
- The web cam is presently on hold due to the weather. The computer controlled cam will be installed on the Vista Clubhouse roof allowing for visuals of the Oxley parking lot and snow fall depths.
- The D&O and umbrella insurance policy renewals came in as budgeted and will be renewed by March 11. The underlying liability came in \$3,600 higher than budgeted and bids have been requested from 2 other brokers. We have received

one bid so far and waiting for a second. If there is a company change, a meeting with the Finance committees and Board approval will need to take place.

- There has been a server problem and batch emails were being stopped. For \$4.50 a month, we will have a static address that should resolve the problem.
- Carla is working with Bill Cole regarding asphalt repaving for the Reserve Fund Analysis. The cost has nearly doubled from \$4.00 a square yard to \$7.50. We are not scheduled to repave the private drives and parking lots until 2011. At today's cost an addition \$325,000 will be need above the \$350,000 already in the reserve fund.

## **BOARD DISCUSSION/ACTION ITEMS**

**Personnel Committee:** Barbara Actor made a motion to approve the Annual Performance Plan and Rating System that will be used to evaluate the Community Manager. The motion was seconded by Anita Livingston and unanimously approved.

Anita Livingston made a motion to reimburse Barbara Actor for a \$100 gift certificate that she purchased in special recognition for Carla Andrews. This was for her work during the holiday season manning 'snow central'. The motion was seconded by Gary McKay and unanimously approved.

**Patrol:** Gary Anderson spoke on the meeting that he had that afternoon with Jefferson County. Attending the meeting for Genesee Foundation were Gary Anderson, Scott Albertson and Carla Andrews. Attending for the County were a division chief, legal counsel and the risk management officer.

There are two issues that need to be resolved, one on the Fair Labor Standards Act and the other is liability insurance for the Foundation covering the use of the SO. The County is a government entity and is self insured therefore not able to put us on their insurance policy, as a named insured. The County lawyer and our attorney are working on special language so that we can obtain insurance and have their employees working as SO employees, rather than Foundation employees while not triggering the FLSA issues for the SO. That language we believe to be possible and forthcoming from the county attorney's office. It will take some time but we hope to have a contract in place by March 1.

Last year we paid \$41.60 an hour and the new contract called for an increase to \$44.57. Gary Anderson requested, and the county agreed to accept last years rate in order for us to purchase our own liability insurance policy. It is believed that the insurance will run approximately \$24,000 a year.

Gary Anderson would like to proceed with the SO contract through 2007 in order to give the Board time to look into a long term strategy for security. John Siegesmund made a motion to authorized Gary Anderson to execute a contract with the Jefferson County Sheriff's Department contingent upon resolution of insurance, pension, administrative and legal issues. A liability insurance binder would also have to be in place... Gary McKay seconded the motion and it was unanimously approved.

A committee composed of Barbara Actor, Gary Anderson, and Gary McKay and supported by Carla Andrews was put in place to create a statistically valid questionnaire, in order to obtain resident input. This information will be used to determine long term security strategies. There are multiple options available including keeping the Jefferson County Sheriff, hiring a private firm or having no security patrol. All aspects of security alternatives for the community will be looked at and a conclusion reached by late summer.

**Genesee Vision Committee:** A notice was inserted in the February issue regarding the formation of this new committee and requesting volunteers. Three community residents have stepped forward to volunteer. Gary McKay made a motion to approve the new Genesee Vision Committee Charter. The motion was seconded by John Siegesmund. Upon discussion it was agreed to change home values to property values in the charter. The motion was unanimously approved.

**Private Drive Safety:** Anita Livingston requested to reopen the discussion regarding the Charter for the Private Drive Fire Safety Committee. She raised concerns that according to the wording of the charter, we are committed to spend monies to insure that the improvements on private drives will occur. Gary Anderson stated that only a list of options will be developed and the Board could possibly do nothing; as one of the options. Anita informs the Board that there is a lot of negativity in the community and a perceived public perception already on what will happen. Gary Anderson believes that the Board needs to be the lead on this project, as they are our private drives. He assures the Board that the committee only wants to determine the level of problem, educate the residents to the risks, and look at all possible solutions.

Upon further review of the Charter several changes were made, including changing the wording of improvements to options. All parties involved not just the Board and Finance Committee is added. A paragraph is removed that states funding will be introduced for inclusion in the 2008 budget. Gary Anderson then made a motion to approve the revisions to the Charter for the Private Drive Fire Safety Committee. The motion is seconded by Bim Stanton and unaminously approved.

**Fire Hydrant Markers:** Gary Anderson showed a sample of a marker that the Fire Department will purchase and install on the hydrants in Genesee. The Board was asked if they would prefer the markers in yellow or white. It is decided that white won't show in snow and yellow is the same color of the hydrants. The Board will submit a courtesy review to ARC with their yellow preference. Bim Stanton states that he prefers retention of the wood signs that we presently have even after the reflective markers are installed. Upon installation of the new markers, the Fire Department may make a request to cut off the wood signs and have the maintenance department will pick them up for disposal.

### **STANDING COMMITTEES**

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

**GEM:** The subcommittee on meadows has met and three meadows have been identified for restorations. These meadows will have encroaching sampling trees removed.

### **LIAISON REPORTS**

**Land Development:** Bim Stanton attended a meeting with The Preserve regarding the development of the 'Air Force' property. The developer, DCP Development, wants to subdivide the 25.2-acre parcel of land north of The Preserve into 8 home sites. There are many issues still to work out but the developer wants to work with the community. The proposed name, Genesee Estate, conflicts with the already platted lot located off of Montane Dr. E.

Galen Knickel spoke to the Board regarding his concerns on the construction of roads and the scars left on the land because of the steep slope of the property. He feels there is a need to work with the developer regarding road regrading and earth work. Also, revegetating must be done after the cuts have been made.

**Genesee Water and Sanitation:** Bim Stanton reported that more water was returned to the Bear Creek than diverted this past month. Progress on the reservoir has been slow because of the weather. The target has changed from 125 to 107 acre-feet, but the GW&SD Board is still hoping for 110 acre-feet due to additional quarry excavation in the reservoir basin.

**Inter-Board:** The next scheduled meeting of the Inter-Board will take place on March 26 at 7:00 p.m. at the Genesee Fire House.

**Social/Recreation:** A meeting regarding the 4<sup>th</sup> of July will take place between Carla Andrews, Gary McKay and Barbara Actor next Wednesday, February 21 at 9:00 a.m.

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## **NEW BUSINESS**

Bim Stanton requests that Board Members please put the Board agenda item number on their written reports. This will make filing items easier and allow for faster retrieval.

## **FINAL RESIDENT COMMENT**

Galen Knickel addressed the Board regarding a flyer that he prepared calling for people to make a difference in the community and step up to volunteer. He lists many roles that people could fill and felt it was a good time to communicate with the residents in asking for help. The Board agreed with his request to have the flyer put in the next issue of the Genescene.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:15 p.m.

Barbara Actor  
Board Secretary