

**GENESEE FOUNDATION
BOARD MINUTES
January 9, 2008**

The Genesee Foundation Board of Directors met on Wednesday, January 9, 2008 at Vista Clubhouse. The regularly scheduled meeting was called to order by Vice President Anne Sherwood at 6:35 p.m.

Attending: Barbara Actor, Jerry Hintz, Anita Livingston, Cliff McRae and Anne Sherwood. Out of town: Gary Anderson and Scott Jacobs.

Also Attending: Carla Andrews, Community Manager

APPROVAL OF MINUTES

Anne Sherwood moved approval of the December 12, 2007 Board meeting minutes. The motion was seconded by Jerry Hintz and unanimously approved.

BOARD COMMUNICATIONS

Anne Sherwood submitted a written report.

- Anne will respond to an email received from Teresa Audesirk with a suggestion to upgrade the efficiency of Foothills Clubhouse with fluorescent floodlights instead of halogen bulbs. Carla noted that less light will be emitted but will try the florescent bulbs. Cliff McRae suggested a motion detector could be used where people don't turn off lights.
- Telephone calls received from Jane Ziporin regarding mailbox thefts that have occurred in Genesee and other Foothills neighborhoods; requesting the Board discuss this problem. Two incidents occurred at between 8:00 and 10 a.m. on a Sunday. A crow bar was used on the locking mail box. Carla said that the boxes are set up on wood because rock and gravel get thrown up into the hinges and the doors won't open when that happens. There have been no thefts from boxes in approximately 3 years. Security has been notified, but the only suggestion the Board could make to eliminate possible theft is to use a P. O. Box which many residents have done.
- A certified letter was send to the Sparks confirming the Board decision to 1) deny their request to make a covenant exception to allow the parking of a trailer on their property and 2) grant them an extension until January 15, 2008 to relocate the trailer.

MANAGEMENT REPORT

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

- Carla requested approval of minor cosmetic upgrading of Vista kitchen due to its age. The counters are scratched and warped, sinks are 15 years old and the disposal does not work. A new, larger refrigerator is also needed for social functions. This project has been put on hold for over a year and is needed to improve functionality and looks. Maintenance staff will do all work in house and go to Home Depot and Lowes for materials. Barbara Actor asked if this work will interfere with any scheduled

events being held at Vista. Carla said they will schedule around any functions and cause no interference.

Anita Livingston moved approval of AFE Number 08-R-265 to remodel Vista kitchen, with the \$3,000 coming from the capital replacement budget for 2008. The motion was seconded by Barbara Actor and unanimously approved.

- Carla asked that the Board consider a resolution prohibiting parking on private drives during plowing operations. She informed the Board that since the last Board meeting, maintenance has plowed 9 times with a total of 52 inches of snow, including 2 plowings on Christmas Day. The issue is that vehicles are parking on private drives while we are trying to plow. The drives are 12 feet of pavement and if a car/truck is parked on the side of the road we are down to 8 to 9 feet. The plows are that wide and there is no place to push the snow.

Carla requested that the Board pass a resolution prohibiting parking on private drives anytime the snow accumulation reaches 3 inches and for 48 hours afterward to allow for plowing operations. The relevant authority is a covenant from the Supplemental Declaration, Section 1 – Permitted uses, (e)2. If the resolution passes she will place a flyer in the *Genescene*, web and cable, as well as a Quick Com message.

Anita Livingston suggested the Board discuss the merits of a blanket resolution v s. a single year resolution. Anita suggested stating specific dates (i.e. from October to March) rather than the snow accumulation. That way we would not have to pass a resolution every winter. Cliff McRae stated that something temporary should be done by the Board now and the Private Drive Committee should look at doing something permanent.

Cliff McRae moved approval of a resolution prohibiting parking on private drives anytime the snow accumulation reaches 3 inches and for 48 hours afterwards to allow for snow plowing operations. The motion was seconded by Jerry Hintz and unanimously approved.

- Carla has been receiving many of telephone calls with questions when there is a Quick Com notice sent out to residents. Barbara Actor suggested that the appropriate Board members name and telephone number be added to any message for residents to contact for further information.
- Two new State Laws took effect in January and one specifies how we need to handle liens and foreclosures. Carla has been working with Scott Albertson to change our lien documents to meet these specifications. Carla has filed 3 delinquency liens. One of the homes went into Federal receivership and we are working on collection thru the foreclosure court. The Federal receivership Law is very complex and we will not be able to collect the first quarter dues for 2008 on this property. The State allows us to collect for 6 months only and this receivership is in its 9th month. Carla requests a motion not to pursue the collection of the first quarter assessments on the home in Federal receivership.

- Anne Sherwood moved approval of a resolution authorizing Scott Albertson to discontinue pursuit of the collection of the first quarter dues for 2008 on a specific lot and filing in Federal receivership. The motion was seconded by Jerry Hintz and unanimously approved.
- Carol Dooley-Johnston, our Community Relations Manager, procured copies of all plat maps from the County and they were delivered to our attorney Scott Albertson. He is reviewing private access issues requested by for the County. Letters regarding certain plats were sent to the County. Carla and Scott Albertson will continue to work on this matter.

BOARD DISCUSSION/ACTION ITEMS

Board Goals Initiatives: *Anne Sherwood submitted a written report.*

Anne asked if any Board member had any questions regarding the Board Goals Matrix, the list of Board members assigned to each goal and the details of the schedule for progress reports. No questions were asked.

BOARD REPORTS

STANDING COMMITTEES

Finance: *Anita Livingston submitted a written report.*

Anita updated the Board on the Finance Committees' presentation by Nick Jones of UBS Financial Services, Inc. on investment of our Capital Funds. Mr. Jones recommendation was for a simplified conservative investment strategy combining UBS money market investments and bank certificates of deposits. The CD's would be invested at 3, 6, 9 and 12 months, to insure control and allow for different maturities so that our funds not all totally invested at one time. The Finance Committee has designated 2 persons to make the decisions on the placement of the investments per the Investment Policy: they are Dan Wenzinger and Anita Livingston.

Presently the Finance Committee charter allows for 4 community members and 3 are presently serving. Two community residents came before the Finance Committee and volunteered their services. Scot Barker, a former Finance Committee member and Investment Banker and Warren Jones, CPA. The Finance Committee recommended that both men be invited to join the committee.

Anita Livingston moved approval to allow a variance in the Finance Committee charter to allow for both Scot Barker and Warren Jones to serve 2 years terms on the Finance Committee. The motion was seconded by Cliff McRae and unanimously approved.

GEM: *Anne Sherwood submitted a written report.*

Communication

Barbara Actor reported that a meeting of the committee is scheduled for Wednesday, February 6, 2008. John Recca resigned from the committee but a new volunteer member has been contacted to join.

Genesee Vision: *Anne Sherwood submitted a written report.*

Andrew Stirit is working hard on getting an initial process together. The committee is working on an ambitious timeline. Since resident input is desired, all meetings are posted and open. The kick off meeting is planned for the week of January 14, 2008.

Community Wildfire Protection Plan

Anne Sherwood announced she has not been notified of dates or notice of a survey. Anne will call Bill Easterling, Genesee Fire Chief to follow-up.

Signage

Carla Andrews reported 2 bids have been received for prototype signs from \$300 to \$630 per sign. We need 151 signs in the community, so these are too expensive and it is back to the drawing board. We may have to go to the county and use their signs. Cliff asks if we are being forced to change our signs. The answer is no, but the County is looking at us and we told them that we are trying to meet national standard. It was suggested by a resident in the audience that we put a wood frame around the county sign to dress it up. The matter is still being looked at.

New Resident

Barbara Actor informed the Board that there are 2 new volunteer New Resident Committee members and they have been contacted. The next Newcomer's Reception will be in May, date to be announced later.

LIAISONS

ARC/COVENANTS

Jerry Hintz reported that because of the Declarations no new members can be added to ARC. It has been suggested to him that we develop standardization on some items such as roofs and color. This data base of approved items would reduce the work load and negate the need for another member.

Anne Sherwood asked if the ARC was considering the hiring of summer staff which is in the 2008 budget. Barbara Actor stated that there has been money in the budget for the past 2 years for part time ARC help and that money has not been spent. Barbara commented that if it not used this year, it should be eliminated from the 2009 budget. Anne suggested that Barbara and Jerry work together on this issue.

Galen Knickel suggested that a nonvoting member or adviser be placed on the committee to help with the work load. This internship would be good preparation to become a voting member on ARC in the future. Jerry Hintz said he would run this suggestion by ARC to see if they are agreeable.

Land Development

Carla Andrews announced there is another meeting on January 22 with Talavera regarding the Ralston property. Gary Anderson will keep us informed and updated when he gets back on the results of that meeting.

Genesee Water and Sanitation

Jerry Hintz announced there will be a meeting at Vista Clubhouse on January 24, 2008 at 5:00 p.m. At 6:30 p.m. strategic planning will be discussed.

Galen Knickel said that there is more going on at Genesee Water and Sanitation and that they have spent most of the money held in reserve to finish up the dam. He suggested that it is important for all Board Members to attend the meeting and also talk to our neighbors about attending.

Management

Carla Andrews informed the Board that a new Aquatics Director was hired that day.

Social/Recreation

Barbara Actor reported that she was approached by 2 residents requesting a social hour from 4:30 to 7:00 p.m. at Oxley on the first Friday of every month. Barbara agreed to host the first one on Friday, February 1, 2008 and publish the information in the *Genescene* and place it on Channel 8.

OLD BUSINESS

Trash Mash

Anne Sherwood reported that Gary and Linda Anderson have agreed to take the lead on Trash Mash. They also want to add the collection of electronics and hazardous waste to the schedule. Barbara Actor suggested that they contact Bruce Glenn, who does hazardous waste disposal for the Rotary Club.

Anita Livingston updated the Board on the free conservation workshops that Xcel Energy is offering for Metro Denver customers through April 1. Diane Davies, a Genesee resident and outside counsel for Xcel Energy, offered to assist with the arrangements, either at a day or night time session. The Board consensus reached was that Cliff McRae and Carla Andrews would attend one seminar to see if it might be of interest to our residents.

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ADJOURNMENT: There being no further business the meeting was adjourned at 8:50 p.m.

Barbara Actor
Board Secretary