

**GENESEE FOUNDATION
BOARD MINUTES
October 10, 2007**

The Genesee Foundation Board of Directors met on Wednesday, October 10, 2007 at 5:45 in an Executive Session to discuss personnel issues. The regularly scheduled meeting was called to order by President Gary Anderson 6:32 p.m.

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

ALSO ATTENDING: Carla Andrews, Community Manager

APPROVAL OF MINUTES

Anne Sherwood moved approval of the September 12, 2007 regular Board meeting minutes. The motion was seconded by Anita Livingston and unanimously approved.

BOARD COMMUNICATIONS

- Letter was sent to residents informing them that the Board will not make a covenant exception to allow the parking of a trailer on their property.
- Letters were received from Stephanie Pritchard and Jonathon and Lisa Lees regarding the unapproved removal of trees on Open Space. Ryan Babcock, the Open Space Manager, in a memo dated October 3, 2007, suggested a solution for the Board to consider. It was the Board's opinion that the trees were small and crowded but that open space is joint ownership that we take that seriously.

The father of Stephanie Pritchard informed the Board that 3 of those trees were 6 to 10 feet in height and matched the other side of her driveway. Jonathon Lees introduced himself and told the Board that the trees were broken and branches snapped due to a recent wind storm. He said that he took them out because of ignorance and realized that was not an excuse for bypassing the covenants.

Anne Sherwood moved approval of Ryan Babcock's recommendation to plant a single native Ponderosa Pine or Douglas Fir tree, ranging in height from 8 to 10 feet. The tree to be planted in the spring of 2008, so advantage of the moisture can be taken. The cost of the tree and planting will be borne by the Lees, and the Open Space Manager will determine the exact location of planting. The motion was seconded by Bim Stanton and unanimously approved.

MANAGEMENT REPORT

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

- Slash pick up is completed and the tot lot has been cleaned up. The number of homes putting out slash remained the same, but there was less slash put out for collection.
- Staff is presently working on repainting utility pedestals.
- The painting of the signs and back of the street signs is presently being done. Bim Stanton brought up the point that the signs are a factor in the rating of the private drives. He suggested that we use reflective paint on the signs. Carla said it was very labor extensive to paint the signs but, reflective paint was available and that it could be done.
- The candidate packets are available for pick up. Candidate's night is scheduled for next Tuesday, the 16th of October. All is on track with supplies ordered, invitations mailed, deposits paid and the candidates' edition proofed.
- Jim Andrews, the head of maintenance, is asking for replacement of the west facing doors in Vista before winter. The weather stripping and caulk cannot close all the gaps and we are losing heat. The frames are 30 years old and are difficult to lock and keep shut. If we chose to replace the door with commercial grade they could be reused in any future remodeling job undertaken.
- We are still waiting for an assessment of the Vista deck by a structural engineer to either repair or replace.

BOARD DISCUSSION/ACTION ITEMS

Trash Mash: Anne Sherwood informed the Board that Jeff Balter, the chair for the past 3 years of Trash Mash, would like to be relieved of that duty. Not only is trash collected but donations are also made to Jeffco Action Center. Anne would like to see it continue and we need a volunteer soon, as Jeff has volunteered to work with the replacement in the 2008 Trash Mash. Anne wanted to officially thank Jeff for his time in chairing this function and also for his donation to Open Space, which made possible the reissuing of the weed book.

Succession Plan Approval: Anne Sherwood reported that the Board has been putting policies in place for the last 3 years. With Carla's help the Personal Committee has put together an outline of a succession plan. The Board met in Executive session to discuss the previously distributed outline for review and comments. Anne Sherwood made a motion to approve the Replacement Succession Outline Plans for the Community Manager. The motion was seconded by Anita Livingston and unanimously approved.

ARC: *Anita Livingston submitted a written report.* Anita spoke about the letter that Bruce Strand brought to our attention at our August Board Meeting. Bruce had several parts to his letter; trying to come up with ways to help with stream lining the ARC process.

One of his suggestions was adding volunteer members to the ARC. Gary Anderson said he spoke with our attorney, Scott Albertson, and asked for the legal opinion. It was Scott's opinion that we need a covenant change to add volunteers. A vote of 67% of the community members is needed for a covenant change. The Board feels that it is a significant issue and that we need to go to the community to promote for the change. More volunteers on the committee may mean less of a work load for all involved.

Anita Livingston reported that Chris did put money in the budget for a part time person to help with the work load. Also, possibly submittals could be looked at differently. Much information on roofs is available, and residents could alleviate some of the work by choosing preselected colors and materials.

Anita Livingston asked if we could add a 2 year staggered term for the volunteers to the covenant change and also extend the term of the chair to 2 years instead of 1 year. Gary Anderson asked John Siegesmund to write a proposed modification change to the covenant allowing for more volunteers on ARC. At the same time remove from the charter the stated requirement that we have professionals. Instead state that "As the Board sees fit." John will work with Scott and bring something in writing to our next meeting, October 31, 2007.

Another suggestion by Bruce Stand was GEO mapping of the community. Bruce feels that it will be less intrusive than photos but will accomplish the same thing. Bim Stanton questions if we can get enough frequency at a cost we can afford. Gary Anderson states that he doesn't have the urge to pursue the project. Anne Sherwood said that someone with tech background needs to take on the project and first do an evaluation. Then someone needs to manage the project and keep the data up to date, which is very time consuming. Gay Zaccaro feels that people will be very skeptical of "Big Brother" watching from a satellite. The Board feels it might be a good idea but doesn't have the time, energy or skill to undertake it at the present. The idea of GEO mapping is tabled for the time being.

BOARD REPORTS

Standing Committees

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

Finance: John Siegesmund reports that there will be no dues assessments increase in the 2008 budget. An open community meeting on the new budget will take place on Tuesday, October 23, 2007. The Board will approve the 2008 budget at a special meeting on October 31, 2007. Depending on what comes out of the meeting on the 23rd, a special finance meeting may need to be held in between.

Updated Reserve Analysis: John Siegesmund made a motion to approve the revised Capital Replacement Fund Analysis. Anita Livingston seconded the motion and it is unanimously approved. Gary Anderson thanked Carla and Dan Wenzinger for their hard work on the reserve analysis.

GEM/Open Space: *Anne Sherwood submitted a written report.* Anne requested that dwarf mistletoe work not be removed from the Open Space Update. Work has started on the 2008 Managers Report which will be submitted to the GEM Committee in November for review.

Bim Stanton complimented Carla on getting Jefferson County Road and Bridge to re-grade and install check dams on the south side of Genesee Ridge Road from the Riva Chase entrance toward Interstate 70. Access to Genesee Open Space has been granted to allow for this necessary work. It has been communicated that the work will begin late in 2007 depending on weather conditions.

Anita Livingston said that we have to be more proactive in regard to defensible space around private homes. Anne Sherwood said she will follow up with another article in the Genescene.

Bim Stanton said that Bill Easterling, the Genesee Fire Chief, requested a map of all the private drives. Carla said we have offered in the past, and Gary Anderson will follow up to see they get a map. He also stated that the Fire Department rated the private drives, but not the homes on those drives. The Genesee Fire Department says there are private drives they won't go down. Barbara Stanton said if that is the case then those people who live down those private drives need to be notified. She felt that there was information that affected private homeowners and they were not being given that information. Gary Anderson said that there were multiple reasons why this was not happening. Education is needed, and it is hard to tell people exactly what they need to do.

John Siegesmund said that you need to be careful what you say to people. Gary was asked if there was a rating of the private drives available, and the answer was yes. Carla said it was available on the Fire Department web sit. Barbara Actor said that the Fire Department used to put notices in the Genescene and that they needed to take a more active roll in the partnership with the Foundation Board. Gary Anderson said he will talk to the Fire Department.

Election: *Anita Livingston submitted a written report.* She reported that the election was under control and Candidates' Night was next Tuesday evening. She sent out a memo on determination of the outstanding volunteer award criteria. She felt it was important to recognize those 8 volunteers and appreciate those residents who gave 100 plus hours with a special gift. It was suggested that she not put a number on hours but refer to the volunteer hours as significant contribution. Anita requested that all Board members review the list of volunteers they submitted who will receive an invitation to the Annual Meeting and Volunteer Appreciation for spelling errors.

Communication: *Barbara Actor submitted a written report.* She informed the Board that QuickCom is installed on the office computers. But the office is not ready to send messages, as more work needs to be done by the Tech Committee. She encouraged everyone to register. Another article will be placed in the November issue of the Genesee with instructions on how to register for QuickCom.

INITIATIVE COMMITTEES

Private Drive Safety: Gary Anderson said the only activity was with the street sign issue. There are 3 objectives that need to be accomplished with the new signs:

- Safety and visibility
- Aesthetics
- Offers good value

Our present wood street signs cost \$200 each but they are wooden signs that are flammable and rot. He brought in a possible sign for Board review but said that this sign may not be the best approach. He was concerned over the weight and the rusty color. Some Board members liked the sign and others did not. The consensus was that Genesee has adopted a more natural look and these signs draw attention to themselves. Bim Stanton said he likes the present sign a whole lot. He doesn't see the need to put in all new signs. Barbara expressed concerns that we need to have a coordinated look and will the private drive signs and mailboxes also need to be changed. Galen Knickel said that the Board should go to the professionals. Give them our criteria and have them make a proposal with their creative ideas.

Genesee Vision: Gary McKay stated that the committee is getting some traction and better understands what this Board expects. Documents are being put together that will be presented to the Board and then to the Community. The group has divided into subcommittees to get a better focus. Gary requested the Board's views on facilities. Gary Anderson stated this is not a discussion for this evening. He requested that the Committee give us some specific questions that they want answered.

Security Patrol: *Gary Anderson submitted a written report.*

Barbara Actor, Carla Andrews and Gary Anderson met and have spelled out 3 specific objectives for the new contract.

- No calls will go unanswered.
- Traffic control will be a default task of the officers.
- The hourly rates for service are requested to be flat for the 2008 contract.

A meeting with Dan Aten, Jefferson County Lieutenant will take place on October 23, 2007 to communicate in person our objectives and priorities.

SPECIAL COMMITTEES

Technology: Gary McKay reported that he is in the process of writing procedures for QuickCom.

New Resident: Gary McKay informed the Board that the Newcomers' Reception was going to be Friday, October 26, 2007 and invited all members to attend.

LIASIONS

ARC/Covenants: *Anita Livingston submitted a written report.* She informed the Board that Chris O'Dell was putting an article in the Genescene asking for volunteers.

Land Use: Bim Stanton updated the Board on a meeting with the new owners of the 550 acre Ralston Property. The developers plan to divide the property into 3 planning areas.

- 70 acre plateau next to Genesee
- 270 acres near Spring Gulch
- 210 acres near Kerr Gulch

The meeting was to only talk to them about general things and inform them what we would like to see developed. Gary Anderson, who attended the meeting, said we declined to give specifics. He indicated that we wanted the property to be developed in 7 to 10 acre lot sites. Gary told them to think small and keep in mind Open Space. Genesee residents need to know how the development could enhance the values of Genesee, since 67% of the resident vote will be needed to support annexations. The developers were also talking with Genesee Water and Sanitation District

Galen Knickel informed the Board that a Mr. Doud bought the S. W. property on Kerr Gulch. That land faces Genesee, and we should be concerned. He also stated that we have to consider the cost to the developer, such as roads, water and sewer and the money we would receive by annexing the property into Genesee. Gary Anderson said we do not want to lose control and that traffic is a prime consideration.

Genesee Fire & Rescue: *Gary Anderson submitted a written report.* The Genesee Fire & Rescue group hosted an open house for all residents of their district on Saturday, September 29th. The department's flu shot program was once again well received. There were 97 individuals who received a flu shot while attending the open house. Approximately 450 hamburgers and hotdogs were served at the event.

Anne Sherwood mentioned that there is a new slimy gel that can protect homes for several hours unlike the foam which lasts 15 minutes.

Genesee Water and Sanitation: Bim Stanton passed out a Funding/Expense Updated Estimate on the cost of Genesee Dam No. 2. Galen Knickel suggested that the figure was not final because a fence was not included. He said that needs to be done because the reservoir borders our property. Gary Anderson pointed out that the water does not border our property.

Governance: Anne Sherwood passed out the format that will be used for the 2007 Annual Report. She feels the new revised format is simpler. She requested that the contribution of 200 to 250 words be completed by November 1, 2007. Anne also stated that she reserves the right to edit.

Inter-Board: Most Board members attended last night, so Bim said he would not report on the meeting. Bruce Strand was thanked for the excellent job he did in putting together the gathering. Anne thought it was a good idea to send a note to the 2 County Commissioners in attendance and volunteered to do so.

OLD BUSINESS: Gary Anderson reported that he didn't put a motion together for vote regarding the process of asking the realtors for money to have their signs returned. He will follow-up at a later date. In the meantime, Carla has been starting to tell the realtors that the Board is considering this option.

ADJOURNMENT

There being no further business or resident comments, the meeting was adjourned at 9:04 p.m.

Barbara Actor
Board Secretary