

**GENESEE FOUNDATION  
BOARD MINUTES  
OCTOBER 31, 2007**

The Genesee Foundation Board of Directors met on Wednesday, October 31, 2007 at 6:34 in an Executive Session to discuss personnel issues.

**Attending:** Barbara Actor, Gary Anderson, Anne Sherwood and Bim Stanton

The scheduled open meeting was called to order by President Gary Anderson at 6:34 p.m.

**Also Attending:** Gary McKay, John Siegesmund and Carla Andrews, Community Manager. Out of town: Anita Livingston

**APPROVAL OF MINUTES**

Anne Sherwood moved approval of the October 10, 2007 regular Board meeting minutes. The motion was seconded by Gary McKay and unanimously approved.

**BOARD COMMUNICATIONS**

- Anne Sherwood sent a letter to the Rathburns regarding Genesee covenants on animal control. The DuBoffs, who had voiced concerns regarding the Rathburns' cat, were requested to take a photo of the cat on their deck. Anne reported that the DuBoffs haven't seen the cat and it appears that the covenant letter helped.
- Anne will send an email to Bruce Stand regarding his email and the Boards' response to a trailer parked in a private driveway. The deadline date for the trailer removal is November 17, 2007.

**MANAGEMENT REPORT**

Carla Andrews spoke on her request to have the 3 west side doors to Vista Clubhouse replaced with commercial grade doors. The present doors are leaking and it is hoped to have the doors replaced within 30 days before cold weather sets in. The low bid of \$5,350 was less than the \$6,000 that is in the budget for replacement. Bim Stanton also pointed out that the doors could be reused, if extensive remodeling is done on Vista.

Anne Sherwood moved approval of AFE #07-R264 to replace 3 doors on the west side of Vista Clubhouse with commercial grade insulated doors at the low bid. The motion was seconded by Gary McKay and unanimously approved.

Carla reported that the structural engineer reported that the major replacement of the Vista Clubhouse deck could be postponed for 2 to 3 years. All other repairs to the clubhouse will be done in the spring.

## **BOARD DISCUSSION/ACTION ITEMS**

**Set Assessment Level:** John Siegesmund, the Board Treasurer, reported that the 2008 Foundation assessment will not be going up.

John Siegesmund moved approval of a resolution to approve the 2008 assessment levels at \$426.00 per quarter for single family residences and \$418.50 quarterly for town homes. The motion was seconded by Anne Sherwood and unanimously approved.

### **Approve 2008 Budget:**

John Siegesmund moved approval of a resolution to adopt the 2008 budget. The motion was seconded by Anne Sherwood and unanimously approved.

Gary Anderson thanked Carla for her work on putting together the 2008 budget and John Siegesmund for chairing the Finance Committee as Treasurer.

**Covenant Change:** Gary Anderson spoke with Scott Albertson, Foundation attorney, regarding Bruce Strand's recommendation that the number of members on ARC be increased and could possibly include alternate, nonvoting members. It was our attorney's opinion that all members of ARC need to be voting members and there could not be 'alternates'. The Declarations could be amended to provide for more ARC members, as the Board saw the necessity. Also, he suggested a construction monitoring committee could be put in place; which would provide assistance to the ARC.

Anne Sherwood suggested that we turn the matter over to the new ARC liaison to follow up next year and make recommendations to the Board.

**OLD BUSINESS:** None

**NEW BUSINESS:** Gary Anderson moved approval of a resolution to present holiday gifts to the Foundation staff and to present a bonus to Carla, as discussed, in Executive Session. The holiday gift to Carla will be presented at the November 8<sup>th</sup> Annual Meeting. The motion was seconded by Anne Sherwood and unanimously approved.

Anne Sherwood reported that a quorum of Board Members in attendance at the Executive Session agreed with the review of the performance evaluation of Carla Andrews, Community Manager. Gary Anderson, as Board President and Carla Andrews will sign

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the document for permanent record. The evaluation will not be available for public distribution.

Gary Anderson spoke on what a pleasure it had been to work with all the retiring Board members and that they will be missed.

There being no further business the meeting was adjourned at 7:03 p.m.

Barbara Actor  
Board Secretary