

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

The Genesee Foundation Board of Directors met on Wednesday, April 9, 2008 at 5:30 p.m. in an executive session to discuss land issues. The regularly scheduled meeting was called to order by President Gary Anderson at 6:40 p.m.

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

Also Attending: Carla Andrews, Community Manager

APPROVAL OF MINUTES

Anne Sherwood moved approval of the March 12, 2008 Board meeting minutes. The motion was seconded by Anita Livingston and unanimously approved.

BOARD COMMUNICATIONS: *Anne Sherwood submitted a written report.*

- A letter was received from Pat and Bruce Strand requesting that the Board take action on a covenant violation related to weeds/voles landscape damage to their property. Anne will follow-up with a response to the Strands.
- An email was received from Mary Richardson stating her opposition to the Board's decision to close the Foothills Pool at 6:00 p.m. 2 weekday nights per week. She requested that the Foothills Pool remain open every evening until 7:00 p.m. Anne will respond to Ms. Richardson that the Board will reconsider their decision in October.
- A follow-up letter was mailed to a resident on Coneflower regarding covenant violations on his property and notifying him that the matter has been referred to legal counsel for resolution.

MANAGEMENT REPORT

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

- Carla informed the Board that Jim Andrews submitted a request for \$2500 to place shut off devices on the pool motors at Vista and place new drain covers on all 3 of our community pools. This was necessary in order to make us compliant with the new Federal Virginia Baker Pool Safety Act. The money is to come from our Improvement Account.

Anne Sherwood moved approval of AFE #08-I-128 for \$2,500 for shut off devices on the pool motors at Vista and new drain covers on all 3 of our

community swimming pools. The motion was seconded by Barbara Actor and unanimously approved.

BOARD REPORTS

STANDING COMMITTEES

Finance: *Anita Livingston submitted a written report.*

Anita reported that the first of our Certificates of Deposits (CD's) will mature May 1st. She discussed the possibility of having an approval from the Board to allow for automatic equivalent reinvestments of CD's as they mature, unless the Finance Committee or the Board determines the funds should not be reinvested at that time.

Gary Anderson requested that the Finance committee construct a policy statement that meets their need for flexibility and also the Board's need for oversight. Anita will bring the new policy statement to the Board in June for their approval.

Cliff McRae moved approval for the Finance committee to reinvest the Certificate of Deposit in the Capital Replacement Fund that will mature on May 1, 2008, in the same term investment. The motion was seconded by Scott Jacobs and unanimously approved.

GEM: *Anne Sherwood submitted a written report.*

Anne reported that upon recommendation of the GEM Committee, final Board approval for the 2008 Open Space Manager's Report is scheduled for May.

The GEM Committee will meet the end of April and key agenda items include:

- Feedback from April 5th and 11th resident walkthroughs.
- Streamside assessment bid for 2009 Open Space Management Plan.
- Letter to residents who have Dwarf Mistletoe infested trees on their property.
- Final approval of 2008 Open Space Manager's Report.

Communication: *Barbara Actor submitted a written report.*

Barbara reported that the editors of the *Genescene*, along with input from Carla Andrews and herself, had revised the Policy Statement and Manual for the publications. Anne Sherwood announced that she would like to include the category of Birthday Announcements along with Obituaries.

Barbara Actor moved approval to the revised Genescene Policy Statement and Manual, with the addition of birth announcements being added. The motion was seconded by Gary Anderson and unanimously approved.

INITIATIVE COMMITTEES

Private Drive Public Safety

Gary Anderson reported that he had been unable to get the Signage committee together due to many of the members being out of town.

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

The Vision White Paper was placed in resident mail boxes today. The Committee met with Karen Baldamenti of GreenPlay to work on putting together a power point presentation for the Town Meeting scheduled for April 16th at 7:00 p.m.

This is an important meeting and Gary Anderson suggestion that each one of us should contact and invite people to attend this very useful community meeting. Other Focus Groups are scheduled for April 23, 26, 29 and May 1.

A resident survey is being prepared for distribution between May 1 and 15th. Residents will also be able to communicate additional comments and questions via a form distributed at Town Meetings and Focus Groups and email addressed to vision@geneseefoundation.org.

CWPP: *Scott Jacobs submitted a written report*

In preparation for the public meeting in April 22 where the draft of the Colorado Wildfire Protection Plan is to be presented for public comment, a reminder letter will be placed in Genesee mailboxes on April 14 and 15. A notice will also be posted on the mail box structures on April 18.

A hard copy of the CWPP report will be located at the Vista Clubhouse for residents to review. An electronic version of the draft CWPP will be made available to the public approximately 1 week prior to the April 22 public meeting.

Scott Jacobs will be out of town for the April 22 meeting; Anita Livingston and Barbara Actor volunteered to attend the CWPP meeting and take notes on public comments.

SPECIAL COMMITTEES

Technology

Cliff McRae reported that has been talking with Bill Easterling, Genesee Fire Marshal on what the Fire Department does to communicate between trucks when they out in the field. This is a follow-up to Carla's request to address the problem with maintenance personnel not being able to communicate using the present radio system.

New Resident: *Barbara Actor submitted a written report.*

The Spring Newcomers' Reception is scheduled for Friday, May 9th at Oxley. Invitations have gone out to the new residents.

LIAISONS

ARC/COVENANTS

Jerry Hintz reported that he spoke with Chris O'Dell regarding going out to the community to request a non-voting volunteer to help the ARC committee with groundwork for their meetings. Jerry will see that a request for a volunteer is placed in the May *Genescene*.

Development: *Gary Anderson submitted a written report*

Gary reported that the Jefferson County commissioners conducted their planned review of the Mt. Morrison Tower re-zoning on April 1, 2008. The Genesee Foundation was represented in the hearing by both Scott Albertson, Foundation legal counsel and Gary Anderson, Foundation Board president both of whom spoke in opposition to the proposal. Legal counsel for CARE (Canyon Area Residents for the Environment) as well as other citizens also spoke in opposition to the proposal.

The commissioners had a prepared resolution of support for the proposal read into the record and then voted 3-0 to approve it.

Galen Knickel spoke on how strongly he felt the need to keep this issue alive and even sent an email to the Board late in the afternoon regarding that matter. Galen suggested that a letter go out to all residents on the outcome of the decision under the Board signature and request interested parties who were wanting to continue the fight against the Mt. Morrison Tower to contact the Board. Gary stated that he does not see this as a winning proposition now. Anne suggested that the Board provide information to the community to let them know the outcome of the rezoning meeting on the 1st. She suggested that Galen submit the name of a contact person be listed in this information if individuals wished to continue to be involved with this issue. The Board was unwilling

to do any more than have Gary prepare an informational article for the *Genescene*, due to the Board's prior commitments for the year.

During March, a continued discussion with the new owners of the Ralston Ranch regarding the future of the ranch property took place. The developers brought a preliminary concept for a small number of lots on property adjacent to the western boundary of Genesee for consideration. The discussion is continuing on a broad range of issues important to our community. Development of the western border of Genesee is only desirable if it will augment Genesee property values and be in keeping with the Genesee lifestyle.

Genesee Water and Sanitation: *Gary Anderson submitted a written report.*

In the absence of Jerry Hintz, Gary Anderson attended the March GW&SD board meeting and reported that on March 2nd Evergreen had a sewage spill of 70,000 gallons of raw sewage due to a lift station overflow. Upon learning of the spill, the GW&SD shut down withdrawal from Bear Creek for 10 hours. There were no noticeable changes in the quality of water going through the GW&SD treatment plant as a result of the spill.

A water tap request was received for a property on the Columbine Glen Road (North & West of Rockland Church on the north side of I-70). The land owner proposes to develop the 20 acre property into 10-20 sites across from Ralston Elementary School, creating housing for seniors.

Presently the property is included within the Foothills Water & San District and has four taps associated with it but more would be required to fulfill the plan for a senior housing area. After some discussion, the GW&SD concluded no answer could be given the landowner in advance of receiving the final Spronk Engineering water availability report. This report is anticipated to be presented to the GW&SD during April.

Regarding the district election in May, Sherman & Howard were approved for legal support for the election. A statement in support of the mil levy increase question was received from the community and will be included with the "blue book" for the election.

Governance

Anne Sherwood reported that the House Bill regarding energy saving devices passed the Senate and is now back to the House for concurrence.

OLD BUSINESS: None

NEW BUSINESS

Carla Andrews reported there are several liens on property located in Genesee due to unpaid assessments. Carla had just received a telephone call from Advance Investments LLC offering to pay, right now, the current amount due for the option to purchase our lien for a property located on Currant Drive. If Advance decides to proceed with the purchase of the property they would pay Genesee a total of \$25,000 to purchase our position.

Carla informed the Board that the 'Collection Policy for Genesee Foundation Delinquent Assessments' dated March 10, 2004 states that we can sell the Foundation's right of redemption to the first person/entity who delivers cash or a cashier's check, in the full amount owed the Foundation, to the Foundation's office, along with such paperwork as shall be prescribed by the Foundation's Attorney. The Manager is authorized to execute an assignment on behalf of the Foundation in a form prescribed by the Foundation's Attorney.

After discussion the Board referred this matter to our attorney, Scott Albertson for an opinion on this matter. Carla will keep the Board informed regarding this matter.

FINAL RESIDENT COMMENT

Galen Knickel requested that all copies of all Board reports be available at our meetings. He felt that residents that come to the meeting don't know what is going on with the announcement of 'written report submitted'. Carla replied that all reports are posted on the web and hard copies are available in the office prior to the meeting. Anita felt that Galen had a valid point. Barbara stated that she had no objection to bringing the book with the hard copies to the meeting and having it available to residents.

ADJOURNMENT: There being no further business the meeting was adjourned at 8:04 p.m.

Barbara Actor
Board Secretary