

**GENESEE FOUNDATION
BOARD MINUTES
February 13, 2008**

The Genesee Foundation Board of Directors met on Wednesday, February 13, 2008 at the Vista Clubhouse. The regularly scheduled meeting was called to order by President Gary Anderson at 6:30 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 offered an addendum to modify a motion passed by the Board in January to prohibit parking on private drives anytime the snow accumulation reaches 3 inches and for 48 hours afterwards to allow for snow plowing operations. The addendum would change the motion to reflect that this was a 1 year resolution.

Anita Livingston moved approval of the January 9, 2008 Board meeting minutes and the addendum to modify the snow plowing operations to reflect a one year resolution. The motion was seconded by Cliff McRae and unanimously approved.

BOARD COMMUNICATIONS

Anne Sherwood submitted a written report.

- A request from the Genesee Village Master Association for a presentation on the Foundation and the ARC at the Village Annual Meeting was received. Anne Sherwood declined President, Dan Anderson invitation at this time as ARC chair Chris O'Dell is on leave of absence. She encouraged Mr. Anderson to attend the InterBoard to discuss issues of mutual concern.
- The Board received an anonymous letter regarding a barking dog and Gary Anderson encouraged residents to meet face to face before coming to the Foundation.
- Terry Audesirk sent a very nice note to the Board thanking the Foundation for the replacement of halogen bulbs with fluorescent flood lights. When Carla was asked, she said they are working well except for in the restrooms at Vista.

MANAGEMENT REPORT

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

- Jason Ornstein, of the Weight room Committee, requested approval for the purchase of a new leg extension machine for the weight room. The \$2,800 cost of

the Cybex machine is in the current capital expenditure list. Galen Knickel suggested that the Board might consider purchasing used health club equipment. The Board consensus was that this is high usage equipment and we had to worry about liability.

Barbara Actor made a motion to approve AFE Number 08-R-267 for \$2,800 to purchase a new weight room leg extension machine. The motion was seconded by Anita Livingston and unanimously approved.

- Carol Dooley-Johnston submitted an AFE for approval to purchase a new IKON copier machine. The present office copier is 11 years old and has reached the end of useful service. The IKON copier meets all the needs plus has a simplistic copy capability that will allow the residents to use without a lot of instructions. This copier has the capacity of adding addition features and can also do color. We can out right purchase this copier for less then leasing and the service fee is \$99 a month compared to the \$203 a month we presently pay.

Anne Sherwood made a motion to approve AFE Number 08-R-266 for \$9324.00 to purchase an IKON copier machine, with funding to come from capital expenditure. The motion was seconded Gary Anderson and unanimously approved.

- Carla Andrews reported that she went through an insurance broker and asked them to shop the rates for our D&O, Umbrella and Patrol insurance polices. She realized a cost savings in all 3 areas amounting to \$5,900 for the year.

Anne Sherwood made a motion to approve the 2008 insurance package, as presented by Carla Andrews. The motion was seconded by Anita Livingston and unanimously approved.

- Carla informed the Board that she and Anita Livingston would be meeting with the auditor next Wednesday and filing an extension on the money received from the condemnation of our open space property. Also, she is working on the audit which is due in April.
- A new ping pong league is being formed and they will be using the racket ball court at Foothills. Cardboard will be placed on the floor to protect it. The table will be stored out of the way when not in use; in the kitchen area upstairs.

BOARD DISCUSSION/ACTION ITEMS

Swim Team: *Barbara Actor submitted a written report.*

Brad Sanders, the Treasurer of the Genesee Mountain Thunder Swim Team was in attendance and spoke regarding their request for a variance to the Guest Policy which limits the number of nonresident swimmers on the team. Brad thanked that Board for their past support and said that due to declining numbers and financial constraints the team would like to increase the percentage of their nonresident swimmers to 25% or to include The Village or Riva Chase swimmers as residents.

Barbara Actor's recommendation to the Board was to allow an increase from 12.5 to 18% for a total of 2 years only to allow for an increase in the number of Genesee swimmers. Gary Anderson stated that there were 3 options that the Board could take:

- 1) We could go along with an increase to 25% for outside swimmers.
- 2) Say no to their request.
- 3) Agree with the compromise that Barbara recommended.

Anne Sherwood asked what would happen at the end of 2 years when nonresidents were told they could not longer be on the team. Brad said that could happen although in the past it had not been an issue. Brad assured the Board that the team would take responsibility and not come back to the Board.

Scott Jacobs spoke that he wanted to keep the program healthy and it was great that the new coach was a resident of Genesee. Brad also informed the Board that it does not charge more for nonresident swimmers but that is something the Swim Team Board might consider.

Gary Anderson made a motion to adopt Barbara Actor's resolution. This would allow the Genesee Mountain Thunder Swim Team an exemption from the 12.5% of nonresident swimmer and allow the number to go 18.5% for a period of 2 years. The motion was seconded by Anne Sherwood and unanimously approved.

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

Anne reported that the Vision Committee had its Kick Off meeting on January 24, 2008. The committee meets on the 3rd Wednesday of every month from 8:30 to 10:30 a.m. in the Vista small conference room. The members of the committee are most interested to receiving resident input. Bim Stanton has developed a time management chart that will be posted in Vista to track progress.

The 2007 Vision Committee recommended that a professional facilities assessment be conducted. The Board, at that time, agreed to put a placeholder in the 2008 budget for a future study. Two firms were interviewed: Ballard & King and GreenPlay. The Vision Facilities Subcommittee selected GreenPlay as their proposal best fits our needs

Barbara Actor asked if the facilities study is premature since the Board last year asked for the big picture and not specifics. She stated that this Board has been told that the Vision committee will be developing core principles and asked if that has been done and if so, why haven't we seen a paper regarding the principles? Anne replied that the development of the core principles is part of the visioning process to engage the community in consensus on a shared vision of the future. She referred the Board to the January Vision Board Report which outlines the visioning process.

Anne said that the Vision Committee is using a two prong approach to get resident input: town meetings/focus groups and a community survey. Galen Knickel stated that we have to be careful of surveys we take, as there are two types of people who reside in Genesee: those who bought in and those who haven't. Gary Anderson reported that there is over \$175,000 in 2008 projected capital projects and this Board needs to know what direction to take. Either replace, remodel or continue to maintain our present facilities.

Cliff McRae asked if we know what we expect to get for \$18,200 and who will be handling the project for GreenPlay. Anne replied that GreenPlay's Scope of Work, an appendix to the contract, stated that Karon Baldalmenti would be the project manager. Cliff recommended that her name be included in the GreenPlay Contract. Anne agreed to make this request during a scheduled meeting with GreenPlay to refine the scope of work.

Anne Sherwood made a motion to authorize Anne Sherwood, Carla Andrews and Fred Coester to finalize the GreepPlay agreement for consulting services, in the amount of \$18,200. The motion was seconded by Anita Livingston and unanimously approved.

Fred Coester, the Vision Facilities Subcommittee Chair submitted a request for authorization of \$5,000 to complete a preliminary survey of existing facilities as part of the facilities assessment. This information would be used for more detailed planning alternatives in the next year. The survey would be part of a future project or remodel or expand existing clubhouses.

Barbara Actor voiced concern because \$19,500 was in the budget for the Vision committee and with this expenditure they are over that amount. Anita Livingston informed the Board that the estimated \$5,000 was coming from capital expenditure and not the Vision Committee's budget. Barbara stated that she had concerns that the Vision Committee was spending most of their budget very early in the year.

Anne Sherwood made a motion to approve AFE Number 08-R-268 for \$5,000 to be awarded to the low bidder to perform a preliminary survey of our existing facilities. The motion was seconded by Jerry Hintz and unanimously approved.

BOARD REPORTS

STANDING COMMITTEES

Finance: *Anita Livingston submitted a written report.*

GEM: *Anne Sherwood submitted a written report.*

Anne reported that the GEM committee met yesterday. The committee recommended Board approval of the Pine Beetle Action Plan addition to the 2008 Open Space Manager's Report.

Anne Sherwood moved approval of the addition of the Pine Beetle Action Plan to the 2008 Open Space Manager's Report. The motion was seconded by Gary Anderson and unanimously approved.

Communications: *Barbara Actor submitted a written report.*

Personnel: *Barbara Actor submitted a written report.*

Barbara Actor moved approval of Carla Andrew's 2008 Annual Performance Evaluation. The motion was seconded by Anne Sherwood and unanimously approved.

INITIATIVE COMMITTEES

Private Drive Public Safety

Gary Anderson announced that he would have an update at our next Board meeting.

Community Wildfire Protection Plan (CWPP)

Scott Jacobs reported that at the January 25, 2008 meeting it was announced that George Greenwood of Walsh Environmental along with the Genesee Fire Protection District (GFPD) was developing a CWPP for Genesee. A federal grant for \$300,000 was received by the County to develop this county wide plan.

A cover letter from the Board and a CWPP questionnaire, which was developed by the Genesee Fire Department, was sent out to our residents. Approximately 70 surveys have been returned to date. This questionnaire was also mailed to all other members of the GFPD by the Fire Department.

On the 28th a community information meeting is scheduled at The Pines at Genesee. A representative of the insurance industry will be invited to present information from "Wildfire & Insurance." Cards will be placed on resident mailboxes as a reminder of this meeting. A follow-up meeting is also scheduled at The Pines on Tuesday, April 22nd to review the CWPP draft report.

The purpose of the CWPP is to evaluate fire risk to our community. The report will assess neighborhood risks, not risk to individual homes. The goal is to make this document as valuable a tool as possible for the community. Anne Sherwood stated that the real work would come after the final report and action on the CWPP recommendations.

Signage

Gary Anderson reported that we were successful on getting the County to back off on individual private drive signs but we have agreed to come up with street signs that meet emergency responder needs. The Signage committee is composed of Pat Strand, Anita Livingston, Cliff McRae, Carla Andrews, Bill Easterling and himself. The committee is looking into cost requirements, safety and aesthetics. The plan is to get a series of proposal together and see what direction we want to go. A standard is needed and this would be an item in the 2009 budget.

SPECIAL COMMITTEES

New Resident

Barbara Actor informed the Board that she and Anne Sherwood set the date of Friday, May 9th for the next Newcomer's reception to be held at Oxley.

LIAISONS

ARC/Covenants

Jerry Hintz reported that he attended the last ARC meeting and spoke to Chris O'Dell regarding a paid part-time summer employee. Chris showed no interest in hiring a paid person to help out but suggested a nonvoting volunteer.

Pat Strand, a member of ARC, stated that there is a need for someone who could take pictures and put the files together for their meetings. Anita Livingston said that she had concerns about finding a volunteer and that was why there was money in the budget to hire a part-time person. Gary Anderson felt that there was need to be careful that a volunteer did not make recommendation to the ARC Committee.

Bruce Strand referred to his paper that he submitted last fall to the Board. He strongly suggested that continuity and more depth were needed on the committee. It is our most important agency in the community and it has become a patch work quilt. We need continuity or we needed to change the covenants.

Anne Sherwood suggested that there were way s of simplifying the work load such as having a range of acceptable house colors to choose from. Barbara Actor said that any ad for volunteers needed to be very specific on defining the duties. If specifics were spelled out then a volunteer from the community might step forward. Jerry will speak with ARC on specifics and get back to the Board.

Land Development: *Gary Anderson submitted a written report.*

An update on the Ralston Ranch property is on the Genesee web site and a hard copy is available in the office.

Genesee Fire & Rescue

Gary Anderson informed the Board that The Genesee Fire District will be preparing a ballot initiative requesting a modest mill rate increase of either 2 or 2 ½%.

Genesee Water and Sanitation

Jerry Hintz reported that there was a meeting on January 22nd in which the GW&S Board requested input from the community on establishment a reserve fund. No decision was made at that meeting and there were many different opinions offered. A decision will be reached in March on whether to raise fees request a mill levy increase or fund a reserve fund by the sale of water taps.

Bruce Strand, a member of the GW&S Board, informed the Board that he and Stuart McNab were directed to meet with the buyers of the Ralston Property. At a meeting on February 26, at the District Office, the Board hopes to reach a decision on the reserve fund. Bruce stated that 5.5 million is presently needed for repair work on the infrastructure. The states' 6 month test period on the dam surface would be completed in March.

Governance: *Anne Sherwood submitted a written report.*

Anne reported that House Bill 08-1270 which expands the existing statue relating to the installation of solar energy devices. This bill in its current form would expand the existing statue regarding the installation of solar energy devices in homeowners associations. Governance will continue to follow this measure.

Social/Recreation

Barbara Actor announced that the First Friday social at Oxley was attended by approximately 30 residents. The next social will be on Friday, March 7th.

OLD BUSINESS

Excel Energy Audit: *Written report submitted by Cliff McRae.*

Cliff McRae and Scott Jacobs attended an energy saving seminar sponsored by Excel Energy to see if it would be of interest to our residents. Because of several upcoming community meetings it was felt better to wait until October to consider an Excel presentation. At that time we could have a more in depth presentation, as our winter season approaches.

Bruce Strand asked if we were talking with Excel on the replacements of breakers before they break and cause power outages. Gary Anderson assured him that we would keep the dialogue open.

NEW BUSINESS

Gary Anderson reported that he and Linda will be chairing the 2008 Trash Mash on Saturday, May 17th with a fall back date of the 18th. Gary requested that the Board allocate a little more funding of around \$1,000, as he would like to have more dumpsters available for residents. Under the new "let's Clean up Genesee" banner several new services would be offered. A dumpster for resident trash and another for hazardous waste disposal. Barbara Actor suggested that individuals must show proof of residency before they are allowed to dispose of hazardous materials.

FINAL RESIDENT COMMENT

Bruce Strand passed out a Denver Post article on the recent attack of a couple who live in Riva Chase. The perpetrator entered the couple's home through an open garage door. Bruce requested that security be instructed to remind people when they have an open garage door. Gary said he will draft an article for the Genescene to remind people to keep their garage doors closed.

ADJOURNMENT: There being no further business the meeting was adjourned at 9:05 p.m.

Barbara Actor
Board Secretary