

**GENESEE FOUNDATION
BOARD MINUTES
March 12, 2008**

The Genesee Foundation Board of Directors met on Wednesday, March 12, 2008 at the Vista Clubhouse. The regularly scheduled meeting was called to order by President Gary Anderson at 6:34 p.m.

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

Also Attending: Carla Andrews, Community Manager

FIRE DISTRICT PRESENTATION

Bill Easterling, Fire Marshall of Genesee Fire and Rescue, presented general background information and the challenges the department is facing. Genesee Fire and Rescue will be going to the voters in the May requesting a 2 mil levy increase, from 6 to 8 mils. This increase is important to their department in order to maintain services for their 1300 plus residential and 33 commercial and public structures. Federal and State Regulatory requirements have increased the training and equipment requirements and the cost of equipment has gone up.

This 2 mil levy increase will only mean \$80 a year to a homeowner in a \$500,000 house and will allow the Fire Department to build an emergency reserve fund. The present mill levy is next to the lowest of any district. Cliff McRae asked if the mill increase was for equipment replacement or operating costs. Bill informed the Board that it would be for both. Anne Sherwood asked if the Fire Board is prohibited from lobbying for the passage of this increase and was informed yes.

Galen Knickel commented on the great Fire Department that we have and the high quality of their 36 volunteers. Bill stated that the officers average 10.6 years of experience and only 2 paid career professionals are on staff.

APPROVAL OF MINUTES

Anne Sherwood moved approval of the February 13, 2008 Board meeting minutes. The motion was seconded by Gary Anderson and unanimously approved.

Anne Sherwood offered a modification to the March 5, 2008 minutes to reflect one town meeting on April 16, and with follow-up focus group meetings between April 21 and May 2, 2008.

Anne Sherwood moved approval of the March 5, 2008 Board meeting minutes with the change to reflect one town meeting on April 16, 2008 and follow-up focus group

meetings between April 21 and May 2, 2008. The motion was seconded by Scott Jacobs and unanimously approved.

BOARD COMMUNICATIONS

Anne Sherwood reported the only communication received the past month was a letter from Ann Umphres regarding their parking space/access. Gary is preparing a letter clarifying the issue for them and the desire of Genesee Foundation to resolve this matter. The letter would be mailed out to Anne Umphres and the Board members by Friday of this week.

MANAGEMENT REPORT

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

- Jim Andrews, head of maintenance, requested approval for the purchase of new summer pool covers for both Foothills and Vista pools. The replacement cost of \$5,100 is a saving of \$3,200 from the \$8,300 budgeted in the capital expenditure account.
- Jim Andrews submitted an AFE for approval to purchase a new pool pump and motor for Vista swimming pool. The cost for the pump is \$1,100, which is less than the amount of \$1,350 in the capital expenditure account.

Anne Sherwood made a motion to approve AFE Number 08-R-270 for \$5,100 to purchase new pool covers and AFE Number 08-R-269 for a new pool pump and motor, in the amount of \$1,100 for Vista swimming pool. The motion was seconded by Scott Jacobs unanimously approved.

- Carla Andrews asked for Board permission to hold the 4th of July activity at the Vista Clubhouse and parking lot. This request was necessary in order to obtain a special events permit from Jefferson County.

Anne Sherwood made a motion to give permission to hold the 4th of July event at the Vista Clubhouse and parking lot. The motion was seconded Scott Jacobs and unanimously approved.

- Carla Andrews made a proposal for new pool hours to be put in place for both Vista and Foothills pools for 2008. This was due to reviewing the pool usage data taken last year at both pools. The operating costs per year at Foothills are \$37,900 and Vista is \$35,045, which equates to \$6.02 per person for Foothills and \$7.00 for Vista. If the swim team were not utilizing Foothills, the cost per

resident would be much higher. Gary commented that this is the highest cost amenity in the community.

Careful consideration was given to usage and cost savings. The Vista pool will open at 10:00 a.m. and remain open until 7:00 p.m. on Tuesday and Thursday and close at 6:00 p.m. on all other days. The Foothills pool will open at 6:00 a.m. during the week and at 10:00 a.m. on Saturday and 8:00 a.m. on Sunday. Foothills will remain open on Monday, Wednesday and Friday until 7:00 p.m. and close at 6:00 p.m. on all other days. These are flexible hours and if the weather warrants both pools can remain open later.

Scott Jacobs asked which pool will remain open in the fall and Carla replied Foothills and the adult swim time on Sunday morning will remain the same. Scott asked if there were any organized water aerobics classes and Carla replied that it had been tried at Vista in past years but the classes were under utilized.

Carla will keep a log of resident comments. Board consensus was that these new proposed pools hours be put in place and that pool usage data be tracked for 2008. The new proposed schedule and tracking data would be reevaluated at the October board meeting.

- Carla told the Board that the auditor has informed her that we have until December 31, 2008 to spend the \$135,000 received from the Water Board condemnation of our open space property. All proceeds from this condemnation must be spent in a like kind exchange, on land not for improvements. A request for an extension would be filed with the IRS.

Gary Anderson stated we need to come up with some ideas or we will be having a \$47,000 tax liability. Galen Knickel requested that we start looking up at the land surrounding Genesee and come up with creative ideas on how to make that purchase.

- Carla requested the Board authorize a letter from our attorney be sent to a resident on Coneflower informing them that they need to clean up immediately the trash located on the front of their property, as they are in violation of our covenants. Barbara reported that she had driven by the home and the neighbor directly across the street is selling their home which gives any potential buyer a direct view of the trash. Also, the home is in need of paint and this has a direct impact on property values in our community. Anne said that the ARC liaison usually sends a letter or a telephone call is made before a letter is sent from the attorney. Gary requested that Anne send a letter, since the ARC liaison is out of the county. Anne replied that she will send a letter stating that the resident has 10 days to

clean up or if not done, the matter will be referred to our attorney to commence legal action. Carla will see that the letter is sent out by several different methods, including certified and return receipt.

BOARD DISCUSSION/ACTION ITEMS

Resolution in Support of Mil Levy Increases

Gary Anderson requested that the Board pass a resolution in support of the mil levy increase for both the Genesee Fire and Water Districts. He stated that the services they offer are essential to the maintenance of home values within our community. Cliff McRae, a member of the Finance committee, said that he supported the work that both districts do but we need to be aware that Genesee will have a need to raise our assessments by 7% next year. Also approximately \$85 will be needed from every family to pay for street signs. There is a \$150,000 short fall, in our budget, over the next 2 years. This translates to an increase of \$250 with out any inflation factored in.

Barbara Actor suggested that an article be placed in the May Genescene regarding the mil levy increases. Gary informed her that the ballots go out in April and many residents vote by mail before the publication of the May Genescene. Scott said that our responsibility is to look at the big picture and does our recommendation fit in with everything that we know. Gary responded that he will draft an article for the April Genescene explaining the mil levy increases and request that residents are sure to vote.

BOARD REPORTS

STANDING COMMITTEES

Finance: *Anita Livingston submitted a written report.*

GEM:

Anne reported that resident walkthroughs have been scheduled for Saturday, April 5 and Friday, April 11, 2008 to view the trees that have been marked for removal and pruning due to mistletoe. She thanked Ryan Babcock, Open Space Manager, and resident Bruce Strand for their work on charting mistletoe on Genesee open space property. She also thanked Bruce Glenn for his excellent article in the March issue of the Genescene reporting on Ridge 1 Townhome action against dwarf mistletoe.

The Board was also informed by Anne that the Weed Control Handbook for homeowners is printed and ready for distribution in April. The 2008 Genesee Trail map is available in the Foundation Office at a cost of \$5.00 each.

Communications: *Barbara Actor submitted a written report.*

INITIATIVE COMMITTEES

Private Drive Public Safety: *Gary Anderson submitted a written report.*

The full signage team consists of: Gary Anderson, Chair; Cliff McRae, vice chair; Bill Easterling, Fire Marshal; Anita Livingston, Finance and Vision Committee liaison; Pat Strand, ARC liaison and Carla Andrews, Foundation staff representative.

Cliff will generate a list of the signage specifications that meet the requirements of the Fire District, Highlands Rescue, Jefferson County, the Genesee ARC, the Genesee Vision Committee and the Foundation Board. The committee agreed that design assistance is needed from a landscape architect to generate sign ideas and that DHM was chosen as the preferred source. The cost of \$2,000 to \$5,000 for the landscape architect will be split between ARC and the Foundation.

Gary will write an article for the May Genescene on signage. Two mock up signs and their costs will be developed for people to view and obtain their feedback. Scott Jacobs asked if grant money is a possibility and Gary answered no. But we will ask the county for the money that it would spend on replacing our present signs with the green/white county signs.

Galen Nickel asked why we are using a landscape architect or land planner. He wanted to know what was wrong with just going to a sign company. Gary replied that the committee makes the decision to use the firm that did our entrance sign, DHM.

Vision: Anne announced that they had a good meeting last week and much was accomplished. Some adjustments to the time line are being made. She suggested a web site to go into and view homes for sale in our area: www.city-data.com/city/Genesee-Colorado.html.

Community Wildfire Protection Plan (CWPP): *Scott Jacobs submitted a written report.*

Scott reported that there were 230 responses to the survey that were mailed out to Genesee residents. There was a meeting and presentation by George Greenwood, Walsh

Environment Engineering, on February 28, 2008 at the Pines and was attended by approximately 50 people. The purpose of the meeting was to explain the Community Wildfire Protection Plan process. The CWPP is a nation wide initiative that is funded by the federal government to address wildfire issues in locations where urban development interfaces with the natural environment.

Initial fire risk zones were determined but reconfiguring of the boundaries has been done due to resident input. Some in attendance felt that Genesee had already been taking measures to reduce the risk of wildfires with fire mitigation, paved roads and fire hydrants and questioned if our present level of fire risk was acceptable with no additional mitigation. Due to those comments Carla Andrews, Ryan Babcock and Bill Easterling updated George Greenwood the morning of March 12th, on the maps of Genesee and the mitigation that had taken place in our community.

Walsh Engineering will have the field work completed in approximately one week. A draft of the CWPP report is scheduled to be presented to the community on April 22, 2008 at the Pines. Scott has prepared an article that will be in the April, issue of the Gene scene on the status of CWPP.

SPECIAL COMMITTEES

Technology

Carla requested that the Tech Committee find out what the Genesee Fire District is doing for communications. There is still a problem with maintenance not being able to communicate with each other using their present radios.

New Resident

Barbara Actor informed the Board that the next Newcomer's reception is on Friday, May 9, 2008 at Oxley Homestead.

LIAISONS

Land Development

Gary Anderson reported he was just informed that the Jefferson County commissioners have scheduled a hearing on the Mt. Morrison Tower issue for April 1, 2008. This hearing was necessitated after the appeals court overthrew the prior approval of the tower and sent it back to the county commissioners. Gary is available and he will speak out at that meeting against the tower.

Scott Albertson, the Foundation attorney, is willing to write a letter to oppose the tower at half his normal hourly rate. Gary requested the Board authorize between \$500 and

\$1,000 for Scott to draft a formal written statement of opposition to the tower and attend the meeting. Gary stated that he believes it is something we can do now that might make a difference. There is a good probability we will be successful, as there are 3 new county commissioners. Channel 6, a co-applicant on the original application, has now resolved the issue of complying with federal requirements in another way. Given that the TV station was originally identified as needing the tower to comply, it would now be inappropriate for Channel 6 to continue to be a co-applicant.

Barbara Actor stated that this needs to be put to rest and if we can do it at this meeting, without any more discussion, then we should support Gary in his request. Carla stated that close to 6 figures has been spent to fight this issue without counting pro bono attorney fees. Galen Knickel informed the Board that he and 2 other private citizens paid for an outside attorney to handle the appeal process.

Barbara Actor made a motion to authorize an expenditure of \$500 to \$1,000 in attorney fees to prepare a document opposing the Mt. Morrison tower and to represent the Genesee community at the Jefferson County hearing on April 1, 2008. The motion was seconded by Anne Sherwood and unanimously approved.

Gary stated that he will email County Commissioner Kevin McCasky informing him that we will be speaking at the hearing in opposition and also bringing formal documentation to that effect. Galen Knickel said he appreciated Gary's willingness to speak at the hearing and that it was very important to we get people to attend the hearing.

Genesee Fire & Rescue: *Gary Anderson submitted a written report.*

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

Gary reported that he attended the last meeting of the Genesee Water and Sanitation District for Jerry Hintz, who was out of town.

Governance

Anne reported that House Bill 08-1270 which expands the existing statute relating to the installation of solar energy devices passed the house. This amended version set up criteria that must be considered by homeowners associations regarding the installation of solar energy devices.

OLD BUSINESS: None

NEW BUSINESS

Barbara Actor asked if there was a way of having the telephone books not delivered in the community. Many people still had not picked up the books left on top of the mail

boxes after 2 weeks. Carla reported there was an item on Channel 9 News on how to opt out of receiving telephone books. She will be placing an article in the Genescene with the telephone numbers for residents to call. But to be successful, everyone has to make the calls.

Carla announced there was a recent mail box theft on Coneflower, with the old style mail box taken. A notice, informing residents of this latest theft will be placed in the Genescene and encourage residents to obtain a locking mail box.

FINAL RESIDENT COMMENT

Gary Zaccaro asked what the big hurry was to finish the CWPP report. Scott informed her that we are the last of 9 areas being done in Jefferson County. The \$300,000 grant to do all the work and produce the reports was under bid by Walsh Environmental Engineering. The next community meeting on April 22 is very important for more community input.

Carla asked if it was possible to get a draft of their report before the meeting. Scott had no confidence that that could happen. In his opinion, in George Greenwood's mind by holding 2 community meetings, consensus was reached and approval from the community was given.

ADJOURNMENT: There being no further business the meeting was adjourned at 8:55 p.m.

Barbara Actor
Board Secretary