

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

The Genesee Foundation Board of Directors met on Wednesday, January 10, 2007 at the Vista Clubhouse. President Gary Anderson called the meeting to order at 6:00 p.m.

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

ALSO ATTENDING: Carla Andrews, General Manager and Chris O'Dell, ARC Chair

The Board adjourned to Executive Session to discuss Personnel Management and returned to Open Session at 6:50 p.m.

RESIDENT COMMENTS:

- Galen Knickel thought that the county did a reasonable job on the snow removal but was disappointed they were not here right after the blowing winds and drifts.
- Wayne Matthai wanted to give kudos to everyone involved in the snow removal.
- Chris O'Dell suggested that the board members should ride with a snow plow driver so you could have an understanding of the job that they do.

Gary Anderson spoke on the fact that it was a resident who suggested that a dumpster be brought into Vista parking lot, which was done at no extra cost to the community. The dumpster will be in place as long as needed.

Gary McKay asked if there was a better way to display critical information on Channel 8. Bim Stanton will follow up on ideas. Also an article on the storm will be in the February issue of the Genescene.

APPROVAL OF MINUTES

Barbara Actor moved approval of the December 13, 2006 regular Board meeting minutes. The motion was seconded by Gary Anderson and unanimously approved.

BOARD COMMUNICATIONS

Anne Sherwood reported on communications received since the last regular meeting.

- Email received from Les Larsen regarding snow removal and EDS collection.
- Email received from Don Lohman expressing appreciation to staff for outstanding work.
- Email from Martin McCarter regarding security patrol letter and recycling problems.
- Email from Scott Roth applauding staff for “service above and beyond”.

Barbara Actor informed the Board that letters were mailed to EDS Waste Solutions, Inc. and Jefferson County Road and Bridge thanking them for the services they provided during the snow storms.

MANAGEMENT REPORT

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

- Open Space sanitation thinning began in December 2006 and currently on hold until snow melts.
- The grant application from The Jefferson County Department of Emergency Management is ready for submission.
- In regard to the patrol contract, Scott Albertson continues conversation with Jeff Co Insurance and Risk Management. Carla Andrews is in daily contact with our Patrol Liaison regarding resolution status of our contract as this matter is high priority. There are a lot of issues including legal responsibility not just insurance to worry about. The Board is focusing on getting an acceptable contract with the County before we look at other security alternatives.
- The maintenance staff is prepared for the next storm. We had 97 inches of snow in three storms at a cost of \$28,114. We spent a total of \$13,000 on snow removal in 2006. The extra cost decreases our surplus but there is \$29,000 in contingency that will cover this cost.
- Carla Andrews spoke on the safety issue of residents parking on roadways on private drives. Emergency vehicles and snow plows can't get down many of the roads.

Anne Sherwood made a motion to prohibit residents parking on private drives until further notice due to critical snow accumulation. The motion was seconded by Gary Anderson and unanimously approved.

BOARD DISCUSSION/ACTION ITEMS

GEM: Anne Sherwood reported that the committee is interesting in fostering volunteerism. The Committee has defined three areas in which residents can provide support to projects in the Open Space Operating Plan:

- Meadow Restoration
- Trail Maintenance
- Weed Reduction

While the Foundation has no coverage for any injury to any volunteer while working on a Foundation sponsored project, there is liability coverage for the Foundation for any third party bodily injury or property damage.

ARC: Chris O'Dell brought a map and explained the situation on Archer property. The ARC is trying to make the best out of a bad, unplanned situation regarding a large retaining wall. A neighbor does not want to look at more than a three foot high retaining wall. Thus, ARC would like permission to do a 3 to 1 or a 2 to 1 slope of fill dirt from the base of the upper rock retaining wall on the west and south sides of the property. This slope will encroach several feet onto Genesee Open Space.

Bim Stanton requested that a survey be done but Chris stated that a survey wouldn't change by more than one to two feet of dirt spread. The survey would also add extra expense to the building and ARC is trying to be more user friendly on this property.

Anita Livingston made a motion to bring the original motion, made at the December 13, 2006 meeting, back on the table. The motion was seconded by Anne Sherwood and unanimously approved to bring back on ta ble.

Gary Anderson moved to amend his original motion to include the west and south sides of the property. The motion now reads as:

Allowing the property owner of filing GR, lot 12/20 to:

1. Remove two small trees from private property immediately adjacent to the subject property and replace them with like size and type trees after contouring of the property is complete.
2. To bring in dirt to slope and contour the grade beginning at the base of the upper rock retaining wall around the driveway sloping to the west and south and landing several feet out onto open space.
3. Planting of native grasses on the new soil associated with the establishment of the grade.

The original motion was seconded by Anne Sherwood and unanimously approved.

Fire Hydrant Access Issue: Gary Anderson spoke on the large number of fire hydrants that have been buried by snow and ice the past few weeks. He has been researching a way of making the hydrants visible all year, even during times of heavy snow. A reflective pole has been found that can be attached to each hydrant. It is estimated that it would take 40 hours total to install a pole on each of the 244 hydrants in the community. The Foundation will not be paying for the poles. Five sample poles will be ordered and Gary and Chris O'Dell will install the samples in the community to test their satisfaction.

Nancy Balter will have an article in the Genescene asking neighbors to adopt a fire hydrant and if necessary, dig them out during large snow storms.

Xcel Easement: Bim Stanton made a motion to approve a permanent 10-foot wide utility easement at the pump station on Larkspur Drive, Parcel B Tract D, to the Public Service Company of Colorado. The motion was seconded by Anne Sherwood and unanimously approved.

Board/Owner Education: Last year the Legislature passed Senate Bill 89 which included a section on Homeowners Rights and Responsibility. Anne Sherwood made a motion to put a flyer in the Genescene to satisfy the bill and the motion was seconded by Anita Livingston and unanimously approved.

Appointment of Finance Committee Members: John Siegesmund made a motion to approve the appointments of Dick Mund, Dan Wenzinger, Bruce Strand and John Recca for one year terms to the Finance Committee. Dan's appointment is tentative based on his willingness to serve another one year term. The motion was seconded by Anne Sherwood and unanimously approved.

Snowstorm Employee Award and Recognition: Gary Anderson made a motion to award \$100 gift certificates to five employees in recognition of their commitment and dedication to the community during our past three snow storms. The motion was seconded by Anita Livingston and unanimously approved.

The Five employees receiving this recognition are: Jim Andrews, Ryan Babcock, Chris Mazurek, Andrew Johnson and Neil Ramirez

BOARD INITIATIVES AND GOALS FOR 2007

Private Drive Safety: Gary Anderson presented a resolution to authorize a special committee for the establishment of a Private Drive Fire Safety Committee. This two year committee will be responsible for assessing, evaluating and prioritizing actions and options for 80 private drives that are in need of some form of enhancement.

Barbara Actor made a statement that it was her understanding that this matter arose because of concerns that the Genesee Fire Department had regarding bringing their equipment down many of our private drives and the safety of their fire fighters. She suggested that first the GFD should address the matter by looking at and possibly correcting their equipment. At that point many of the 80 private drives might not need to be assessed and this could be a big cost saver.

Nancy Balter, a resident, stated that one of the big problems facing the Fire Department is that none of the private drives have home numbers that are visible at night. The equipment that the GFD uses also has to meet standards for the size of the homes they have to defend. She said that the residents have to understand the safety issues and how it will affect property values and insurance issues.

After additional board discussion the charter was slightly modified and also a statement was added to provide regular communication to the community. Gary Anderson made a motion to approve the Charter for the Private Drive Fire Safety Committee, with the modification, and it was seconded by Anne Sherwood. Voting for the approval were Anderson, Livingston, McKay, Sherwood, Siegesmund and Stanton. Abstaining was Actor.

Reserve Analysis: John Siegesmund informed the Board that this is the year that an analysis will be completed by the Finance Committee.

Land Use: Bim Stanton approved the goal of doing a complete inventory and mapping of all land surrounding Genesee. Bim is responsible for keeping abreast of the status of development of properties adjacent to Genesee.

Communication: Barbara Actor reported that the Communications Committee would like to establish the ability to email residents critical notices and information.

Open Space: Anne Sherwood stated that the GEM Committee would like to complete the year 2 of the operational plan and adoption of additional year to five year rolling plan.

Anne Sherwood made a motion to accept these initiatives and goals for 2007. It was seconded by Gary Anderson and unanimously approved.

STANDING COMMITTEES

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

Personnel Committee: Board met in executive session to discuss the Charter for the Personnel Committee, the Community Manager's position description and the formats for the Annual Performance Plan and Evaluation. During the open session Anne Sherwood moved to approve the revisions to the December 13, 2006 Charter for the Personnel Committee, the Community Manager's Position Description (with slight modifications), and the formats that will be used for the Annual Performance Plan and Evaluation. The Motion was seconded by Bim Stanton and unanimously approved.

Communication: Correction to written report that the article by the new reporter will be delayed until the March publication of the Genescene.

SPECIAL COMMITTEES

Technology: Carla Andrews reported that a web cam is needed, as soon as possible, to monitor the snow fall and allow for Jim Andrews and maintenance crew to come in early to begin plowing of private drives. Also, it may be used for security purposes since the patrol contract has not been finalized. Gary Anderson made a motion to spend up to \$5,000 in an AFE to purchase and install a webcam by the end of the month. Anne Sherwood seconded the motion and it was unanimously approved.

Gary McKay, Bim Stanton and Carla Andrews will follow up on the purchase and it is anticipated that the cost will be substantially less than that amount.

Land Development: Bim Stanton reported that he had a meeting with Galen Knickel on December 18, 2006 and it was very informative. They discussed the status, future prospects and importance to Genesee of three adjacent properties.

LIAISON REPORTS

Genesee Water and Sanitation: Bim Stanton reported that the last three snow storms have slowed down the progress on the reservoir project. A report, including picture, are on file.

Inter-Board: Bim Stanton informed the Board that Bruce Strand requested feed back on whether we felt that the Inter-Board is an important group to be involved with and if we had any suggestions for improvement. The consensus was that the group is too large and perhaps they should meet less frequently.

Legal: It was requested that John Siegesmund write a letter to the County attorney regarding the manner in which the security patrol contract has been handled. John said he will draft a letter for Gary Anderson's signature but felt that we should first get the contract signed before the letter is sent.

ADJOURNMENT

There being no further business or resident comments, the meeting was adjourned at 9:33 p.m.

Barbara Actor
Board Secretary