

MANAGER'S REPORT MAY 9, 2007 BOARD MEETING

ADMINISTRATION

Recreation

- The women's competitive tennis team will be starting with contract in hand. Am waiting on their insurance.
- All lifeguards have been hired and their initial orientation completed.
- Swim team should start on Monday – Still need their contract and insurance. It will come in; I just need to keep reminding them.
- The Rec Brochure went out in the Genesee and we have received several calls on activities.

Reviews and Audits

- We completed our workers comp audit and so far everything is fine. We had certificates of insurance for all subcontractors which is always nice to be able to provide.
- 2006 Financials – So far, everything is smooth – I had to complete quite a bit of paperwork as usual, am spend time answering questions. I will let you know when we receive the draft.

ARC/Covenants

- We are still working on home tour follow ups. Carol has sent 5 letters to individual homeowners regarding removal of dead trees. Trampolines placed without approval seem to be the big issue right now. Must have had a sale at Costco.
- So far the new Standards appear to be working well. There is a lot more busy work here in the office, so I am still evaluating that. People do not like the duplicate forms they need to fill out, we are working with them when they come in just to staple them together instead of filling out so many for a multiple type submittal.
- Submittals are starting to increase – lots of remodeling occurring.

Finance

- Dan Wenzinger and Bim assisted me with formatting of the Reserve fund. The final has been sent to Dan for tweaking and distribution to the Finance committee when John returns.

Trash Mash

- Jeff Balter is heading this up and it will be on the same day as the seedling sale. Staff will be working that Saturday.

Personnel

- Roxanne in the office has resigned to stay at home this summer. We have hired a seasonal, part time (24-32 hours per week) office person for the summer. Her name is Kim Cyr, and I have known her for about 6 years from my outside life. She has prior management office experience, is working out very well and we are pleased to have her in the office. Neil may be leaving at the end of the summer if he can procure a teaching position, so these positions will be discussed with the personnel committee later this season.
- 3 out of 4 seasonal maintenance/open space workers have started -. We need them more at this time of year as this is our busy season.

PATROL

- All is fairly calm on the mountain. All shifts continue to be filled.
- 50 surveys were returned today.

OPEN SPACE

Sanitation Thinning

- The area is approximately 40% complete; most trees marked for removal have been felled. Cleanup in the western portion of the thinning area near Juniper Court has started.

Shaded Fuel Break

- Dahl Environmental services hosted a walkthrough and partial marking of both shaded fuel break areas on April 14th. Bjorn will finish the marking with concerned residents the week of May 14th 2007.
- Updates will be posted in the Genescene newsletter, cable channel and the Genesee web page.
- A marking report will be submitted after the walkthrough for resident input and comment.

Dwarf Mistletoe

- Trees have been marked for pruning and removal in dwarf mistletoe areas located along Foothills Drive South and Larkspur Drive.
- A public walkthrough of both areas occurred on April 29th 10 residents attended the walkthrough.
- Updates will be posted in the Genescene newsletter, cable channel and the Genesee web page.
- A marking report is complete and attached with this update. It is available on the Genesee web page and at the Vista Clubhouse for resident review. The only change recommended is to girdle a large mistletoe tree instead of removing it to create a wildlife tree. I support this recommendation.

Meadows Restoration

- Maps of the areas are posted at the Vista Clubhouse and on the Genesee website in 2007 Open Space Operations pages. Articles are included in the May and June issues of the Genescene.
- Letters were sent to residents adjacent to and in the near vicinity of the meadow restoration areas informing them of the upcoming work.
- Tree marking occurred on May 3rd, and the walkthrough occurred on May 6th with 4 participating residents.
- Genesee Volunteers will remove trees on June 2nd.
- Genesee staff will complete the tree removal prior to the June 11th chipping date.

Aspen Regeneration

- A subcommittee of the GEM will meet to discuss & finalize a demonstration area for aspen stand regeneration. The aspen stand selected should be easily accessible so it can be viewed by Genesee residents.
- The aspen stand selection is on the upcoming GEM Committee agenda.

Chipping Week

- Genesee's 4th annual roadside slash chipping week is scheduled to begin the week of June 11th 2007. All residents participating must have branches and trees stacked along roadsides prior to June 11th.
- Information regarding this service will be included in the May issue of the Genescene and will be posted on the Genesee cable channel and web page.

Erosion Control

- Clearing the culvert that carries water under Stonecrop and seeding the disturbed soil are the only steps that remain. To date the contractor has not been able to locate this side of the culvert, they have requested a utility locate so they can continue work this month.

MAINTENANCE

Pools

- Foothills is up and running. Need to replace some heater parts as usual.
- Vista pool is drained, but needs acid washing, filling and all mechanical turned on. We are behind here due to weather.
- The Vista pool has older valves and they are hard to find locally. Jim went on Ebay and was successfully bidding on original, new valves at a cost of only 60% what they would have cost retail. That is a first for us!
- Swim team should start on Monday, but I still need their contract and insurance. I am sure it will come in last minute.

Trucks

- We are anticipating the new trucks within a week. The older trucks will be sold at salvage value to the dealer.

Decks

- All decks have been repaired and stained. These are in poor shape at Vista.

Tennis Courts

- We are waiting on weather clearing and getting warmer to repair the asphalt top on the concrete at the Vista Courts. All screens have been hung.

Snow

- The guys had their annual May plow last Saturday night with 9 inches at midnight. It always happens at least once.