



2021 GENESEE FOUNDATION ANNUAL REPORT

On behalf of the Board of Directors for the Genesee Foundation, this annual report covers Board and staff accomplishments for the period from November 6, 2020 through November 5, 2021.

Lawsuit Resolution

In 2020 a lawsuit was filed by homeowners within the Genesee Foundation (GF) against the HOA. In the first quarter of 2021 the lawsuit was scheduled for trial during the month of April. After lengthy settlement negotiations between the Board and the plaintiffs and with input from counsel, a settlement was reached and an agreement to that effect was signed by both litigants on March 26. On April 14, the Jefferson County District Court entered an order dismissing the lawsuit against the Genesee Foundation (GF) as agreed by the parties. In so doing, the specter of ongoing costly legal proceedings in the form of appeals by either party, and the existential threat to the fabric of our HOA was avoided. The board is very pleased to have put this issue behind us.

Paycheck Protection Program (PPP)

Early in 2021 the Federal Government determined that HOAs were eligible to apply for support in the pandemic driven Federal Paycheck Protection Program (PPP). In essence this program gave firms the opportunity to apply for a forgivable loan in support of ~15% of annual payroll. At the Board's request Suzy found a participating bank that could assist with the application. Once the application was processed and the Genesee Foundation (GF) was approved for participation, the GF received \$114,000. These funds were then deposited into a separate account and used for payroll for approximately six weeks. As per the program guidelines, when the fund was exhausted, Suzy applied for loan forgiveness. Upon verification by the program administrators that all requirements had been met, the loan was forgiven to the benefit of the entire GF. These funds were added to our year to date surplus.

Fire Risk Awareness

In April, the CWPP (Community Wildfire Protection Plan) contracted by Genesee Fire & Rescue, (GFR) was released and revealed significant emergency evacuation vulnerabilities within the GF. As a result, planning was initiated for a multipurpose southern route out of Genesee. A preliminary feasibility survey by a local engineering firm identified a practical route beginning on Genesee Water & Sanitation Property on Bitterroot, passing through Genesee Foundation open space, exiting through additional Genesee Water & Sanitation property and ending on highway 74. Discussions between the GF Board, the GW&SD Board, and the GFR Board and Fire Chief are still in progress.

Shared Use Trails

A great deal of time, energy and community discussion revolved around a proposed initiative to turn certain GF hiking trails into shared use trails, allowing use by mountain bikes as well as hikers. A community questionnaire was developed and distributed, two per household, to all homeowners within the GF. The questionnaire had remarkable participation with a total of 1207 surveys returned (approximately 70%) and tallied by GF staff.

Important results of note:

- Of 1207 respondents, 1112 use Genesee trails, and 959 use them multiple times per week

- The overall message was clear:

 - 940 respondents wanted NO shared use trails considered at all

 - 237 were in favor of a shared use trails proposal

 - 30 respondents declined to provide an opinion



-Of 1207 respondents, 420 had a household member who mountain bikes
Of those 420 respondents, 237 favored some shared use trails

-Regarding the Malachite area:

564 individuals would like to see Malachite as a hiking only trail

487 individuals would not like Malachite to be developed at all

367 individuals declined to answer or had no opinion

ARC

Recognizing that the Architectural Review Committee, is one of the most visible of Genesee's governing bodies, it is critical that as a community we work together to improve both the image and the operations of the ARC. Both committee members and Foundation staff have made a number of process changes to improve ARC communications and interactions with applicants. While the effectiveness of these changes has been generally positive, there is more to be done.

During 2021, a consulting firm was retained to conduct focus groups and better understand four focus groups were conducted with a total of 24 residents to better understand perceptions and challenges requiring further work.

Through this process we learned:

- The ARC is more helpful and open than in the past;
- The community wants more communication and collaboration throughout the process;
 - Frustration over time with inconsistent approval decisions was frequently expressed;
- The need for digitizing and streamlining the submittal process was recommended;
- Annual customer satisfaction surveys were suggested.

2022 Budget Creation and Approval

Our community manager, Suzy Barr, working diligently with the Finance Committee, prepared multiple iterations of the budget which the Finance Committee subsequently recommended for presentation to the Board. A community informational meeting took place as part of the October 27, 2021 Board meeting and, after discussion with the community and Board, the budget was unanimously adopted for 2022 through a motion and approval process.

Due in part to obtaining the forgiven PPP loan, we were able to increase our contribution to the Reserve Fund while also offsetting a portion of operating cost increases for 2022. This resulted in an increase in annual assessments that was considerably lower than increases in consumer prices and construction cost increases.

Respectfully submitted,

Gary Anderson
President

Diane Davies	Wayne Cascio	Bill Deeley
<i>Vice President</i>	<i>Treasurer</i>	<i>Secretary</i>



<i>COMMITTEE</i>	<i>HIGHLIGHTS FOR 2021</i>
OPEN SPACE COMMITTEE Linda Colville (Chair)	<ul style="list-style-type: none"> • Based on the evolving scope and increasing workload for the Open Space Manager, worked with him to develop a strong justification for an additional position, which was subsequently approved and funded. • Held a successful Genesee Outdoors Day with hikes, a presentation from HawkQuest, lunch, and information for residents about open space, trails, fire safety, and bluebird box monitoring. The event drew well over 150 residents. • Updated the committee charter and changed the name (from Genesee Ecosystem Management/GEM) for clarity. • Assisted the Open Space Manager in revising the 2022 Management and Action Plan. The committee continues to work on the document to provide solid educational information for residents, along with clarity and transparency about how funds are spent, and specificity about priority actions and where projects are planned.
FINANCE Wayne Cascio (Chair)	<ul style="list-style-type: none"> • Analyzed/reviewed various AFE's related to Operational and Replacement/Improvement Fund expenditures <ul style="list-style-type: none"> • Vista Office HVAC systems • Pandemic-Related - Three Air Quality Devices for Foothills Fitness Center • Tractor Purchase for Open Space, reduced by CSFS Grant funding • Curbside Slash Pickup Project, Summer 2021 • Slurry Seal, Fall 2021 • Assisted Community Manager in navigating potential Covid-related challenges. • Obtained and subsequently received forgiveness for a loan of \$114,364 under the federal Paycheck Protection Program (PPP), related to the Coronavirus Aid, Relief, and Economic Security Act. • Provided ARS with estimated 2022 Replacement Fund beginning balance adjusted for best estimates of 2021 surplus and certain in-process or pending expenditure projects. • Engaged GC2 for 2020 Accounting Audit and received a clean opinion. • Substantially increased Replacement Fund % of fully funded ARS Study, from 27% to estimated 40% at end of 2021. • Recommended a 2022 Budget that reflects an increase in operating expenses less than the anticipated levels of the Consumer Price Index (CPI) and Construction Cost Index (CCI).
SOCIAL/ RECREATION Corey Novak (Chair)	<p>We were able to accomplish:</p> <ul style="list-style-type: none"> • 2 strings by the pool events - one indoor and one outdoor in June and July. • Music in the Meadow with one day weather delay well attended • Bluegrass event was well attended and moved indoors due to inclement weather • Outdoor movie night at Solitude • Fall Fest <p>All events had great attendance and feedback. We were able to accomplish pre-pandemic levels of events by the hard work of Deb West for obtaining sponsors to offset our reduced budget for 2021.</p>



<p>FACILITIES Chris Garlasco (Chair)</p>	<ul style="list-style-type: none"> • Vista Pools Project – Completed the project on time and under budget with a new filtration and heating system, zero depth entry Tot Pool, sidewalk access to the upper playground and a shade structure. Pool is a great success with high usage over the summer. • Researched scope and costs to upgrade the Solitude bathroom for year-round use and sent recommendation to the Board to wait on this project and complete with the larger playground project for cost efficiencies. • Researched and recommended air quality devices to support reopening of the fitness center. • Provided updates for the Reserve Study. • Updated three policies related to facility use
<p>FITNESS Chris Garlasco (Chair)</p>	<ul style="list-style-type: none"> • Participated in discussions to safely reopen the fitness center as covid health mandates evolved.
<p>COMMUNICATIONS Carly Dziubla</p>	<ul style="list-style-type: none"> • Assisted Foundation Staff in designing and editing the official Foundation website • Worked with NextDoor administration to create the “Genesee Foundation HOA” neighborhood on the NextDoor website and app • Updated the Community Email Process and Guidelines Policy • Collaborated with the Trails Committee to draft a Questionnaire and a FAQs document as part of a community sensing effort regarding shared-use trails in Genesee • Established a working group to update the Welcome Packet content and formatting to provide effective information to our new neighbors. • Established a working group to craft guidelines on community meetings for effective and efficient meetings with the goal of translating those guidelines into policy for the use of future Board members
<p>FIRE AND SAFETY Mark Colville (Chair)</p>	<ul style="list-style-type: none"> • Established a Community Wildfire Preparedness Plan (CWPP) Working Group to examine the document and identify actionable items that can be implemented within Genesee Foundation. • Provided home defensible space survey assistance to Brian Maillett, OS Manager, and Dorie Dalton, GFPD Wildland Specialist in support of the Genesee Fire Protection Districts (GFPD) application for a Colorado State Forrest Service Defensible Space Grant. • Assisted GFPD with documentation and application grant writing for a Colorado State Forrest Service Defensible Space Grant. • Co-hosted Genesee Outdoors Day with the Genesee Open Space Committee. Provided funding for food and refreshments and shared a booth with GFPD. • Developed and strategy and plan to implement neighborhood specific (CWPP Plan Units) presentations focusing on specific fire risks, preparedness, safety and evacuation identified by the CWPP. • Began implementation of “neighborhood” presentations via Zoom. Presentations are recorded for future viewing and provide each neighborhood with advice and additional resources to address the conditions. Neighborhoods are encouraged to organize in person meetings with walk thru’s by Brian Maillett and Dorie Dalton. • Purchased for all households Colorado State Forrest Service booklet Home Ignition Zone.



	<ul style="list-style-type: none"> • Contacted JeffCo Sherriff's office and was loaned a speed monitoring trailer for 30 days. The trailer was placed along Foothills Drive North and data collected indicated relatively good compliance with posted speed limits. • Conducted 2 CPR classes and trained 25 residents. Next class scheduled for January. • Updated GFSC website. • At the request of then Board President, Ken Farber, established an Egress Working Group. • Reviewed Oxley Homestead with Brian Maillett and Dorie Dalton for defensible space and home hardening updates. • Provided regular content for publication in the Genescene and community wide E Blasts. • Met monthly via Zoom.
<p>GOVERNANCE Ken Farber (Chair)</p>	<ul style="list-style-type: none"> • 2021 Policy updates: Recording Board Meetings Policy; Recording Executive Sessions Policy; Open Meeting Policy; Signs and Flags Policy; Governance Guidelines • Created RFP soliciting proposals for Governing Docs updates. Obtained detailed draft of proposed changes to the Governing Docs from Altitude Law, reviewed by the Board. • Refined process and approach for elections events: Leadership Genesee; Candidates Night; Candidates Open Forum. Successfully conducted civil, respectful, informative Open Forum.
<p>LAND USE Brad Knickel (Chair)</p>	<p>Not Submitted</p>
<p>TRAILS Jim Bedwell (Chair)</p>	<p>The dedicated work of the Genesee Trails Committee, Trail Stewards, the Open Space and Maintenance Crews continued to make significant improvements to the Genesee Trail system. Beyond routine maintenance, improvement projects are prioritized accordance with the following criteria: user safety, environmental sustainability, private lot incursions, and user enjoyment. Resident response has been generally positive and emphasizes the importance of our trails.</p> <p><u>Administration-Policy-Procedures</u></p> <ul style="list-style-type: none"> • Updated Committee information on the Foundation website • Worked with Genesee Foundation (GF) Office to Update Genesee Trails Map to reflect updates to the trail system <ul style="list-style-type: none"> ○ Highlighted Trail Loops – Foothills, Montane and Vista ○ Legend - Location of Pet waste receptacles, road and private drive links, restrooms • Wrote articles for the Genescene featuring a Trail of the Month in summer issues, and a snowshoe article in the winter. • Conducted analysis, developed a proposal, and laid groundwork for community engagement in accordance with the Board approved process for the <u>Designation of Trails for Mountain Biking or Shared Use</u>. The result of the process was no designation of any trails for shared use. Also considered, but not sufficiently supported at this time as either shared use or hiker-only, was the creation of the Malachite Trail, one of the top priorities in the Recreation Facilities and Trails Master Plan. <p><u>Trail Stewards</u></p>



	<ul style="list-style-type: none"> • 20 Genesee residents have volunteered their time and labor to assist in trail maintenance, up from 16 in 2020. • The stewards worked a total of 300 hours on trail maintenance <p><u>Training and Skill Development</u></p> <ul style="list-style-type: none"> • Conducted two sessions of the annual Genesee Trail Maintenance Training Day for all Trail Stewards, Open Space Crew members, and an Open Space Intern in May and June. This included in-house training on trail anatomy, planning, design, and maintenance priorities and hands-on training covering safe tool use, trail maintenance, and drainage construction. • Created two Steward Mentor positions to provide additional support, skill development, and oversight of the Trail Stewards. <p><u>Trail Work</u></p> <ul style="list-style-type: none"> • Accomplished additional sign planning and coordinated procurement of trail signs for new/realigned trail segments. • Designed, procured, and reviewed placement of 52 “No bikes” signs on all trail signposts along road and drive intersection points. • Conducted tread maintenance and drainage/erosion control measures on all trails. • Supported the Open Space Manager and Crew in the establishment of the new Rockcress Spur to resolve a private lot incursion at the end of Rockcress Drive • Conducted trail realignments, grade modifications, and rehabilitation/stabilization/erosion control of previous poor alignments on: <ul style="list-style-type: none"> ○ Bear Creek Highlands Trail ○ Plains View Trail ○ Elk Run Spur • Accomplished and supported installation of rustic plank style trail bridges on Upper Montane Trail and the Marsh Meadow Trail • Repaired and relocated wood benches along the Hillrise Trail that had fallen into disrepair and been bypassed by the realigned Tot Lot bypass.
<p>ARC Beth Moran (Chair)</p>	<ul style="list-style-type: none"> • Reviewed and approved over 350 submittals for exterior changes to residences • Contracted with Arlosoul Consulting to facilitate focus groups and create communications strategy for trust building • Revised, with support from office staff, online procedures to streamline submittal process • Revised, with support from office staff, all online application forms • Worked with GFPD and GFSC to assist with and facilitate homeowner compliance with revised Fire Mitigation recommendations