



GENESEE FOUNDATION
2024 ELECTION EDITION

NOTICE OF 2024 ANNUAL ELECTION, SPECIAL ELECTION, AND ANNUAL MEETING
OF THE MEMBERS OF THE GENESEE FOUNDATION

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ANNUAL ELECTION

The annual election for the Genesee Foundation will be held Tuesday, November 5, 2024.

The polls will be open from 7am–6pm at Vista Clubhouse. Election results will be posted by 4:00pm on Wednesday, November 6.

Only members of record by Sunday, October 6, are eligible to vote in the election and are entitled to notice of the Annual Meeting or any adjournments there of.

Only members of the Genesee Foundation in good standing are eligible to vote. This eligibility is determined by the following:

1. The Foundation must have adequate proof of the validity of membership, which is a valid current address in Genesee.
2. The Member must not have been determined to be in current violation of the Declaration, Articles, Bylaws or Rules & Regulations of the Genesee Foundation.

ANNUAL MEETING

The Annual Meeting will be held on Thursday, November 7, at 6:30pm. The meeting will be held virtually over Zoom for only the following purposes:

ORDER OF BUSINESS

- » Reports of committees
- » Reports of officers
- » Acknowledgment of retiring Board members
- » Introduction of new Board members
- » Comments from residents
- » Adjournment

No voting takes place at the annual meeting.

SPECIAL DATES OF INTEREST

ELECTION DAY

Vista | Tuesday, Nov 5, 2024 | 7am-6pm

POSTING OF ELECTION RESULTS

Vista and Online | Wednesday, Nov 6, 2024 | 4pm

ANNUAL MEETING

Virtual via Zoom | Thursday, Nov 7, 2024 | 6:30pm

Members of the Genesee Foundation (all Genesee residents and lot owners) are urged to attend the virtual Open Forum on Tuesday, October 22, vote in the annual election, and attend the annual meeting. Your vote is of great importance to your community. For any election to be valid in Genesee, the casting of at least ten percent (10%) of the total eligible votes shall constitute a quorum. Two ballots per filing and lot. Please make sure you come to the Vista Clubhouse on Tuesday, November 5, to vote, or send in your absentee ballot to be received no later than 6:00pm on Tuesday, November 5.

This year, there are four two-year term positions open on the Board of Directors. Voters will also choose a resident to serve a 1-year term on the Board of Directors. Voters will also choose a resident to serve a 1-year term on the Architectural Review Committee.

NOMINATION

In order to have his or her name printed on the ballot, a person must have been nominated at Candidates' Night and must have delivered a written acceptance to the Foundation Office by 8:00am on Monday, October 14. The acceptance must specify whether the nominee is seeking a two-year Director's position on the Board of Directors, or a one-year term on the ARC. The ballots will also provide spaces for write in candidates.

VOTING PROCESS

There are three ways in which to vote in the annual election of the Genesee Foundation. They are as follows:

By absentee ballot: Absentee ballots will be mailed to all lot owners by Thursday, October 24. Record owners voting by absentee ballot must record their vote and place the ballot in the Privacy Envelope provided. The Privacy Envelope should be sealed. Each of the record owners of the property should sign, date and indicate address, filing, and lot number on the outside of the Privacy Envelope in the provided space. Please be sure all owners of record sign the envelope. The ballots should then be returned to the Genesee Foundation either by mail (envelope provided and postage required) or by delivering it to the Foundation Office at Vista Clubhouse. Absentee ballots must be received at the Genesee Foundation no later than 6:00pm on Tuesday, November 5. Ballots will be opened and counted by Foundation staff.

In person on election day: Record owners wishing to vote in person should follow the above absentee procedures and place the sealed Privacy Envelope in a Genesee Foundation ballot box. The ballot box will be located at Vista Clubhouse between the hours of 7:00am to 6:00pm on Tuesday, November 5.

By executing a proxy: For those who wish to use proxies and allow a designated person to cast their ballots, a proxy form is included in the Notice of Annual Election mailer. Proxy holders vote their proxies on election day, Tuesday, November 5, between the hours of 7:00am to 6:00pm at Vista Clubhouse.

CODE OF CONDUCT

Code of Conduct for Candidates Standing for Election to the Foundation Board and Architectural Review Committee. To protect the Genesee tradition of fair, open, and honest elections, the following guidelines have been established:

1. All candidates are encouraged to keep the tone positive, constructive and respectful.
2. Candidates are encouraged to differentiate between what is fact and opinion; and where items are stated as fact, they should be accurate.

All published materials shall be signed by the person(s) responsible for its contents (the "author").

These guidelines shall apply to all statements made by each candidate and the candidate's representatives and apply to all written and oral communication including, but not limited to, the Genesee Election Issue, Candidates' Night, the Open Forum, flyers, electronic communication sent to residents, door-to-door canvassing, and community meetings.

Approved March 19, 2011

2024 (SAMPLE) BALLOT
(Each ballot is worth ONE (1) vote.)
Two ballots per filing and lot

For Board of Directors (Two-year term)
FOUR POSITIONS ARE VACANT
You may vote for four people.
No cumulative voting.

For Board of Directors (Two-year term)
Please place an "X" or write-in indicating your **FOUR** choices for a two-year term.

Two-Year Terms, **pick four**

- Peter Wajda.....
- Jeff Herman.....
- Tom Overton.....
- Scott Fromm.....
- John Skinner.....
- Sharon Jones.....

Write-In: _____

For Board of Directors (One-year term)
ONE POSITION IS VACANT
You may vote for one person.
No cumulative voting.

For Board of Directors (One-year term)
Please place an "X" or write-in indicating your choice for a one-year term.

One-Year Term, **pick one**

- Mike Palleschi.....

Write-In: _____

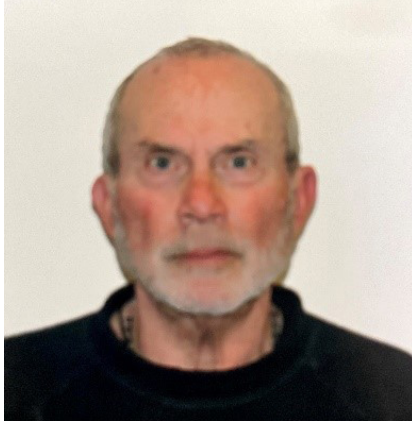
For ARC (One-year term)
ONE POSITION IS VACANT
You may vote for one person.
No cumulative voting.

Representative to the Architectural Review Committee
Please place an "X" or write-in indicating your choice for a one-year term.

One-Year Term, **pick one**

- Beth Moran.....

Write-In: _____



PETER J. WAJDA

Board of Directors – Two-year position

24150 Shooting Star Drive

I am requesting your continued support and vote in the upcoming Genesee Foundation 2024 Board of Directors' election. In June 2022, I volunteered to fill a vacant Board Director position and was appointed Board Secretary. In November 2022, I was elected for a two-year term. Over the past two years I have had the privilege to serve as your Board President.

During my tenure on the Board, I have been involved in a wide variety of issues – personnel hiring and administrative operations, open space management, facilities management, financial management and covenant enforcement. I meet weekly with our Community Manager and ensure that fellow Board Directors and residents are apprised of ongoing and planned actions. My knowledge and appreciation of our governing documents increased along with an understanding of the importance and contribution of our committees and resident volunteer support.

My wife Susan and I are 11-year residents of the Genesee Foundation. I am a member of the Genesee Hiking Club; Cross Country Ski & Snowshoe Club; Gourmet Club; Silver Foxes; and since 2019, as a Trail Steward, have logged in 534 volunteer hours maintaining our trail system.

I'm confident that my 2 1/2 years as a Board Director, my experiences from a diversified 36-year military career, my interaction with residents, and involvement in Genesee committees and social activities over the past eleven years have and will continue to make me an asset to the Genesee Foundation as a Board Director.

CANDIDATE PROFILE

JEFF HERMAN

Board of Directors – Two-year position

1713 Sand Lily Drive

I am a recently retired physician with over 30 years of experience in Radiation Oncology. My wife, Caryn, and I, along with our dog Willa, have called Genesee home for the past two years, and we feel incredibly fortunate to live in such a beautiful community. Outside of my professional life, I am passionate about photography, technology, hiking, swimming, and long walks with Willa. I also enjoy playing music (piano and guitar) and dabbling in pickleball. Caryn and I have especially appreciated the warm, welcoming nature of Genesee residents. Whether it's walking our dog and meeting friendly neighbors, participating in First Fridays, or enjoying the naturalist lectures, we have truly found a sense of community here that makes us feel connected and at home.

Throughout my career, I held leadership roles on hospital boards and committees, where I gained valuable experience in collaborative decision-making, strategic planning, and financial oversight. In addition, I have experience managing our family's real estate, which has given me a strong sense of balancing practical decision-making with long-term planning. These experiences have strengthened my ability to work as part of a team and focus on solutions that benefit the broader community.

As a member of the HOA board, I believe it is our role to promote the mission of the Genesee Foundation, uphold our values, and safeguard the financial and operational integrity of the community. Board members are stewards of the community, responsible for ensuring transparent communication and making decisions based on input from the residents. Our responsibility is to provide strategic direction for the community and collaborate with committees to ensure that actions taken reflect the community's collective best interest.

Now that I'm retired, I have more time to dedicate to community service, and I'm eager to contribute in meaningful ways. My experience on medical boards has instilled in me a strong commitment to ethical decision-making and active listening. I believe that the best decisions come from making sure every resident has the opportunity to be heard and understands all available information. Residents should feel fully informed and confident in the decision-making process. As a board member, I will work to ensure transparency and open communication, so that everyone feels they are part of the conversation and decisions are made in the true interests of the entire community.

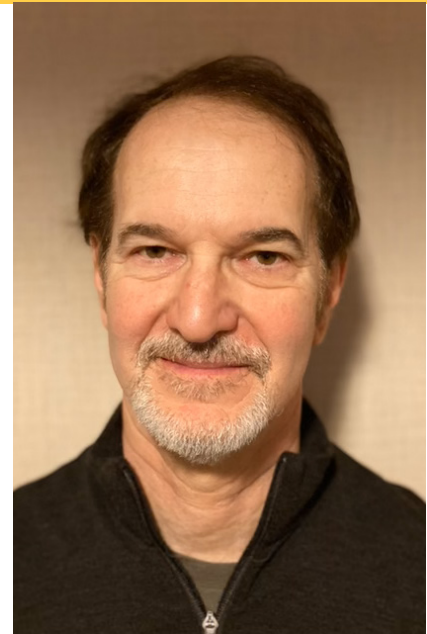
Genesee is a special place, and preserving its natural beauty while making sure the community remains vibrant and responsive to residents' needs is one of the most important roles of the HOA board. Issues like maintaining recreational spaces, balancing development with environmental stewardship, and fostering stronger community engagement are critical to ensuring the long-term success of our community. I'd love to see more opportunities for residents to participate in decision-making, whether through surveys, open forums, or informal settings like First Fridays.

As a board member, I will strive to build on the sense of inclusion that makes Genesee such a close-knit community. I am committed to representing the interests of all residents, ensuring transparency, and making sure that the board's decisions reflect the collective goals and needs of our community.

In summary, I believe in fostering an inclusive, collaborative environment where all voices are heard and respected. I'm excited for the opportunity to give back to this wonderful community, and I would be honored to serve on the HOA board and contribute to preserving and enhancing what makes Genesee such a unique and beautiful place to live.

Kindest regards,

Jeff Herman MD



CANDIDATE PROFILE



TOM OVERTON

Board of Directors – Two-year position

2265 Stonecrop Way

Dear Genesee Neighbors:

My wife Sally and I have lived in Genesee for nearly 30 years. Our son attended our neighborhood schools, and our family has enjoyed the amenities that Genesee offers. We have hiked all of the trails, taken advantage of the fitness facilities, used the swimming pools and attended the summer events such as Music in the Meadow. I understand that it is these types of opportunities, as well as our incredible neighbors, that make Genesee what it is.

As a current Board member, I have brought a reasoned approach to governing the Genesee Foundation. Decisions that affect us all have been made by Board consensus after careful consideration and with input from the community.

As a Board member I have been especially involved in the hiring of our new manager, revision of the ARC Standards, and the first comprehensive revision of the Declaration and Covenants since they were originally adopted in 1975. I expect the Covenant project to take another year, and I am running in large part to see this project to its conclusion.

If re-elected, I will continue to listen to the community and will continue to promote transparency.

I would appreciate your vote to reelect me to the Board.

Sincerely,

Tom Overton

CANDIDATE PROFILE

SCOTT FROMM

Board of Directors – Two-year position

24333 Paragon Place

Candidate for Genesee Foundation Board of Directors

My wife Yvonne and I have been residents of Genesee for the past five years. We just celebrated our 35th wedding anniversary while on Safari in Africa. We moved to Genesee in November of 2019 due our love of the outdoors and all the amenities the community provides. We are outdoor enthusiasts and hike, bike and ski whenever we can. For the past three years I have been on the fitness committee and am proud of the improvements we have made to the facility during this time.

I retired from the Air Force after serving 22 years in 2008 and have held several executive positions in IT, human resources and healthcare since. Currently I lead Wellpoint Federal supporting Military and Veterans through comprehensive healthcare plans. It's a roll of a lifetime to serve these men and women and their families.

I am running for the Genesee Board to give back to this community, ensure continued financial stability through investment and cost control, and ensure all Genesee residents can enjoy the amenities Genesee provides. I want to ensure the board serves in the best interest of the community through open dialogue with community members and consideration of all voices through open and continuous dialogue. In the end I will use this information to make informed decisions in the best interest of residents.

I also believe the Board must have a forward-thinking mindset when it comes to capital expenditures. The board must ensure community dues are used judiciously and control costs at every opportunity. I will treat your money like it is mine and ensure it is used in the most effective manner possible.

My experience both professionally and through other board experiences make me uniquely qualified for the Foundation Board. For the past 20 years I have held executive positions in varied industries. I am known as a turnaround specialist and have a unique ability to see issues from all sides and make fair and decisive decisions leading to organizational success. I have led large complex organizations throughout with budgets exceeding \$10B annually. I have also lent my expertise to non-profit organizations such as the Boy Scouts and the disabled Veterans organization Healing Waters.

I look forward to serving you on the Board and hope for your vote in November.

ACCEPTANCE

FOR BOARD OF DIRECTORS

I, Scott Fromm hereby accept the nomination for Member of the Genesee Board of Directors. and accept the terms of the Code of Conduct for the office for which I am running.

10/13/2024



CANDIDATE PROFILE



JOHN SKINNER

Board of Directors – Two-year position

25734 Bristlecone Court

Fellow Homeowners,

My name is John Skinner, and I've had the privilege of calling the Genesee community home for the past 15 years. I share this home with my bride, Angela, and our two rambunctious dogs, Albert and Charlie, who keep us entertained daily. Our kids, Joe and Rachel, spent most of their childhood here—exploring the trails and streams—before heading off to Denver to begin their own adventures.

Community service has always been a big part of my life. I spent over a decade as a volunteer firefighter and medic with multiple fire agencies in Colorado, which was a humbling and rewarding experience. In addition to responding to 911 calls, I also worked on the finance and public relations teams, helping to make sure our community understood how funds were managed and always felt heard. Since moving to Genesee, while I'm no longer running into burning buildings, I've stayed active by volunteering at various events—whether it's cooking meals for seniors or cleaning up our beautiful local streams. I also mentor young leaders weekly through a group called Plato, where we focus on the values of servant leadership.

Professionally, my career in software has spanned a variety of industries, including government services and healthcare. I've had the honor of co-founding companies here in Colorado, and leading teams from small startups to larger multinational corporations. Most recently, I served as CEO of a \$100 million company with over 600 employees. But, the roles that mean the most to me are being a father, husband, and neighbor.

As my professional commitments slow down, I'm excited about the opportunity to give back to the community that has given so much to me and my family. I believe my blend of community service, business experience, and leadership would be a valuable asset to the HOA board. My vision for Genesee is one where we continue to thrive through clear communication, responsible financial management, and by preserving the unique qualities that make our community special. At the same time, I know that new ideas are essential for our continued success.

I would be honored to have your support, and I look forward to serving this wonderful community.

Sincerely,

John Skinner

CANDIDATE PROFILE

SHARON JONES

Board of Directors – Two-year position

988 Northridge Court

I have lived in Genesee for 32 years, moving here in January of 1992. I love the serenity and beauty of this community. We can enjoy so many different activities of our choosing such as hiking, going to the gym and attending festivals. It is truly a special place.

I have a Bachelor Degree in Nursing, graduating with Distinction, and an MBA in Accounting and Finance. I started my career out as a Critical Care nurse. I learned to stay calm and work collaboratively with a team under high pressure situations. I then progressed into management and ended my working career as a Regional Vice President for a national healthcare company. As a Vice President I was responsible for multiple offices located in the Midwest and Western United States. I had a budget of over 40 million dollars which gave me great experience in budgeting, expense management and profit and loss responsibility. I managed multiple sales personnel and together we negotiated and obtained contracts in order to maintain and expand the business.

Since I retired, I have been an active volunteer with several different organizations. Pertinent to the Genesee community I was Chief of Highland Rescue Team (Genesee's ambulance company) for 3 years, Deputy Chief for 1 year and Assistant Chief for 1 year. As Chief I oversaw the district which includes Lookout Mountain, Idledale and Genesee. I was responsible for the management of more than 70 volunteer paramedics and EMTs along with salaried staff. We answered approximately 600 emergency calls per year. I also developed and oversaw the organization's budget of over 1 million dollars in revenue. The status of the budget was closely monitored and evaluated at the monthly board meetings. I worked closely with Foothills Fire and Rescue as well as Genesee Fire and Rescue to ensure that the district's emergency medical needs were met.

Prior to being Chief of Highland Rescue I was an EMT and a volunteer Genesee Firefighter, answering medical and fire calls throughout the district. Being a Firefighter made me acutely aware of the importance of fire risk and mitigation. For Genesee, Fire Safety remains one of its most critical issues. Through forest management, mitigation and community egress we can continue to address this issue.

I currently serve on the Board of Directors for Highland Rescue Team. I believe that a board's responsibility includes listening to the input of its residents through active listening, emails, surveys and use of our website. It is crucial to act upon this input in order to make sound and appropriate decisions regarding the use of community funds.

I am running as a candidate for a two year term on the Board of Directors. I have the time, capability and desire to give back to the Genesee community as a board member so that we may continue to preserve its uniqueness in the most effective and cost efficient manner. I commit to working for the community's best interests and be your voice throughout my term. I would greatly appreciate your vote.





MIKE PALLESCHI

Board of Directors – One-year position

2441 Juniper Court

Hi, my name is Mike Palleschi, and I'm running for a one-year term on the Genesee Foundation Board of Directors. My family and I moved to Genesee in December 2020 to embrace the outdoors, and we've grown to love this community even more because of the wonderful people that make it so special. My wife and I have a 4-year-old daughter, and raising her in such a connected, nature-filled environment has been a blessing. When I'm not spending time with my family, you'll likely find me cycling, trail running, snowboarding, or kayaking in the mountains.

In my view, the role of a Board member is to act as a steward of the community, ensuring that decisions made are in the best interests of the current residents while considering the long-term health of Genesee. Board mem-

bers are responsible for setting strategic direction, overseeing financial management, and fostering an inclusive environment that encourages resident participation. The Board should also ensure that community assets, from trails to playgrounds, are well-maintained and align with the values and needs of residents.

With over 20 years of experience in finance and operations leadership across both for-profit and non-profit organizations, I have developed a deep understanding of managing budgets, overseeing expenditures, and driving process improvements. In my three years on the Genesee Finance Committee, I've worked closely with the Community Manager and Foundation staff, learning about the intricacies of our community's needs and financial strategies. I'm proud of our recent shift in the reserve fund investment strategy, which has simplified the allocation of resources for community improvements while helping grow our funds for future projects. My finance and operations background, combined with my passion for process optimization, positions me to contribute effectively to the Foundation Board.

One of the key issues I'd like to focus on is balancing short-term improvements—like forest management, trails, playgrounds, and general maintenance—with long-term community engagement and development. As property values rise, it's important to maintain a strong, engaged HOA that drives meaningful projects and events. This will not only preserve the unique charm of Genesee but also foster a greater sense of belonging among residents, making it an even more desirable place to raise a family. Additionally, I want to ensure we're making thoughtful decisions around resource allocation that consider both immediate benefits and the long-term growth of our community.

I firmly believe that resident input is essential for the success of the Board's decision-making. The residents of Genesee are the heart of this community, and their perspectives provide valuable insights into the direction we should take. If elected, I'm committed to actively seeking out and listening to resident feedback through open forums, surveys, and one-on-one conversations. By ensuring transparent communication and engagement, we can make decisions that truly reflect the collective interests of our community.

Whether elected or not, I look forward to continuing to serve this incredible community in any capacity I can. Thank you for your consideration.

BETH MORAN

Architectural Review Committee-1 year term

25578 Foothills Drive North

I believe that my continued presence on the ARC will ensure that this committee remains unified in its understanding of the need for ongoing improvements in our processes, ongoing support of our mission, and the completion of already identified strategic goals.

My vision is for the ARC to become a valued and respected resource as we continue to focus on the ease and satisfaction you experience in working with us to ensure the visual cohesion of our community.

Having called Genesee my home for nearly 30 years, I have seen first-hand the many changes and threats to our local environment and our surrounding communities. Most notable among changes is a desire to modify our environment to reflect a more urban look and feel. Our chief threat continues to be that of wildfire in our Wildland Urban Interface region. Where once we had a wildfire "season" we now have wildfires year-round!

So how do we please everyone while remaining true to our guiding principles? How do we ensure that there is visual harmony and compatibility between the built and natural environments while we acknowledge more urban intent? How do we preserve our mountain landscape while we mitigate for fires?

Answers to these questions are complicated and often variable. We are fortunate to have an ARC team that works diligently to ensure that Genesee remains a premier mountain community in which nature and people not only co-exist but also thrive. This team consistently supports the requirements stated in our governing documents, that improvements should complement the natural landscape and retain the aesthetic and ecological integrity of our mountain environment.

With support from our office assistant, the current ARC team has been successful in updating and implementing new Standards, with more freedom allowed to residents to make improvements without ARC approval. Application forms continue to be modified, streamlining the submittal process. The amount of time needed by our professional consultants to research submittals has been significantly reduced, resulting in a substantial budget decrease.

Residents continue to express the opinion that it is easy to get their project approved. They also state that this current ARC team is prompt to respond to their needs and questions. These approval ratings indicate that this team is aligned with and supportive of what you want from this committee.

By re-electing me to the ARC, you will be giving me the opportunity, once again, to continue to foster credibility and respect for this valuable community resource, the Architectural Review Committee. Thank you for your vote!





Genesee Foundation Directory Form

To be included in one or both directories, go to geneseefoundation.org and click on the link that says "DirectorySpot (online) Directory" or "Resident Print Directory Form" and fill out the form you will find there.

Only if you cannot go online, we have provided this paper form that you may fill out for either or both directories.

Items with a red asterisk (*) are mandatory. Everything else is optional.

Resident 1

First name *

Last name *

Street address *

Private drive A-O * N/A if you do not live on a private drive.

The private drive letter designation is located at the top of most private drive group address posts.

Home phone

Resident 1 cell phone

Resident 1 email

Resident 2

First name

Last name

Resident 2 cell phone

Resident 2 email

Children living with you

This will only appear in the print directory.

Pets living with you

This will only appear in the print directory.

I would like my information included in the following directories: *

DirectorySpot (online) only

Print Directory only

Both directories

After you've entered the information you want listed, drop this form off at the Vista office no later than November 15.

Questions? Contact Brendan Lopez at the Vista office at brendan@geneseefoundation.org

Signature * _____



RESIDENT DIRECTORY DETAILS

The Genesee Foundation resident directory is available to residents only.

This directory allows Genesee Foundation residents to communicate with each other. The directory list includes residents' and members' names, street addresses, telephone numbers and e-mail addresses. If you are not already in the online directory and would like to be included, please call (303)526-0284 or email frontdesk@geneseefoundation.org.

*The Association will publish the authorized information in the Genesee Foundation Resident/ Member Online Directory through DirectorySpot. The Association has no practical ability to control how residents/ members use the Directory, and thus the Association is not responsible or liable for any person's use of the information in the Directory.