

**MINUTES OF
MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION
(Date: September 11, 2012)**

The meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association was called to order on September 11, 2012 by John Sadwith, Chairman of the Board, at the home of John Sadwith at 6:10 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, Stuart Gottesfeld, Julia Stone, John Simonet, Jim Hahn, and Robert Brown.

2. **Financial Report.** Ms. Stone summarized the current status of dues collections and expenditures. She noted that expenditures were approximately \$6,000.00 less year-to-date than 2011, largely attributed to savings on the landscaping contract and a lower expense incurred thusfar for signage repairs.

Ms. Stone noted uncollected dues of \$2,367.62, of which a majority was represented by only three or four delinquent members. Ms. Stone and Mr. Brown noted that the largest receivable had been resolved by oral agreement and Mr. Brown was in the process of documenting that agreement.

3. **Alameda and Monaco Development.** Since the George Washington Neighborhood Association approved and Crestmoor South was not taking present action with respect to the proposed development at the northwest corner of Alameda and Monaco, the Board determined to postpone its consideration of the proposed development.

4. **Walmart Development at 11th and Colorado.** Various members of the Board have received conflicting information as to whether there are votes on City Council to approve or deny approval of the proposed project and its proposed TIF financing. Several members of Crestmoor advised Mr. Sadwith they are opposed to the development. Mr. Sadwith believes the Association should support the positions of the affected homeowner associations. Mr. Deline believes the development is simply too far away from Crestmoor to have a significant impact on Crestmoor. The Board determined to wait for a neighborhood association to request Crestmoor's position, at which point the Board would solicit member input.

5. **Northeast Corner of Third and Holly.** A member of the Association complained about the absence of a sidewalk between Third Avenue and the end of the sidewalk to the south of the commercial shoppette on the east side of Holly. That matter is being addressed by the adjacent homeowner and the Department of Public Works.

6. **Sixth Avenue Storm Sewer Project and Road Closure.** Mr. Sadwith has been in contact with the Department of Public Works and has requested signs prohibiting blocking certain cross-streets and requested appropriate adjustment to traffic light timing.

7. **Holly and Sixth Pothole.** Public Works agrees the storm water problem and potholes are serious problems and will either again patch the pothole temporarily and look for funds for a permanent solution or attempt to see if the issue can be addressed as part of the Sixth Avenue storm drainage project.

8. **Canvassing.** Covenant Community, the security service, has been informing canvassers (other than political) that canvassers are treated as trespassers in Crestmoor. Mr. Sadwith requested that Mr. Brown investigate what the law is on the trespass issue.

9. **Monument Signage.** The Board agreed that the concrete sign replacements were far too expensive and authorized Mr. Sadwith to purchase replacement letters for the pedestal signs (including some to be kept in inventory if there will be a cost savings) and have them installed in the best manner possible.

10. **Vandalism to Boundary Signage on Bayaud.** Mr. Sadwith and Mr. Deline reported vandalism to Crestmoor signage along Bayaud as well as at the Crestmoor Association Club on a night during the summer. The Board authorized Mr. Deline to have his business's maintenance personnel repair signs based on an hourly charge.

11. **Architectural Committee.**

a. **Hannah McKinnon.** Ms. McKinnon delivered a letter to Mr. Deline requesting that the Board remove its Notice of Non-Compliance which was recorded after Ms. McKinnon changed exterior materials of the residence after different materials had been approved by the Architectural Committee. The Board noted that Ms. McKinnon and her architect has previously discussed issues related to an all-stucco house on a previous project, and so were fully aware that the Board would not permit a 100% stucco house unless there was an architectural significance to the proposed construction. Mr. Deline noted that the approval letter sent to Ms. McKinnon expressly required resubmittal if exterior materials were changed. Mr. Deline met with Ms. McKinnon, who explained that the Association did not, in fact, have a "lien" on her house and that the Notice of Non-Compliance was a way to avoid the necessity of commencing a lawsuit against Ms. McKinnon. Mr. Deline suggested in the meeting that Ms. McKinnon and her architect fashion a letter to the Architectural Committee describing why the full stucco treatment along with a particular type of tile roof was an architecturally significant style entitled to be approved under the Crestmoor Guidelines. Ms. Stone recommended that the Board approve removal of the Notice of Non-Compliance if such a letter were prepared and was satisfactory to the Architectural Committee and if the removal was conditioned upon the agreement of Ms. McKinnon and subsequent owners to maintain the current design of the house, including the tile roof; if the roof material were ever changed, the masonry requirement of the Covenants would be re-imposed.

b. **135 Kearney – Jacobson.** Ms. Jacobson requested permission to install a "dry stack planter" along the boundary with her neighbor to protect her property from dog

walkers. The Board approved a stair step design, provided that it was at no point higher than 1-1/2' above ground level and that Ms. Jacobson seek and present to the Committee evidence of her neighbors' approval of such planter.

c. **465 Kearney – Zarlengo.** Mr. Zarlengo requested a covered porch extensive five feet into the front setback on the grounds that such a portico was, in fact, a “vestibule” within the meaning of the Guidelines. The Board discussed various precedents for both permitting and denying such request. After extensive debate, the Board approved the five foot covered porch, provided the owner secured written approval of all neighbors on his block as permitted by the Covenants.

d. **10 Ivy – Eissen.** Mr. Deline received sketch drawings for a proposed new residence and is awaiting final plans.

e. **194 Locust.** The owner has requested approval of a remodel design that might include a small garage extension to or into the front setback. Mr. Deline has written the architect to request that he confirm the maximum length of the garage and that such length will be adequate for two cars parked front to back.

f. **One South Kearney – Freyer.** Mr. Freyer has submitted plans for a new residence. The only issue is a small area of metal roof along the front of the property. The Board approved the metal roof if it was natural copper that would naturally weather and was not colored or enameled.

g. **75 Southmoor Drive.** The owner has submitted plans for a highly modern design which is not consistent with the Guidelines. The architect designed the house without having reviewed the Guidelines. Mr. Deline has asked the architect to review the Covenants and the Guidelines.

h. **150 Jasmine – Kirchner.** A proposed scrape and new construction is awaiting approval by neighbors.

i. **Fifth and Kearney.** It is believed that the improvements taking place are only interior, including the addition of a basement.

j. **205 Ivy – Murdoch.** Ms. Murdoch requested approval to widen her driveway within five inches of the property boundary. It was noted this was expressly approved by the Guidelines.

k. **Northwest Corner Kearney and Third -- Upton.** The new fence installed by the owner appears to be five or six feet into the front setback. Mr. Deline will send a letter to the owner requesting documentation that the fence does not violate the Guidelines.

12. **Compliance Agreement.** The Board requested that Mr. Brown prepare a draft Compliance Agreement for use as contemplated by the Guidelines.

13. **Jim Hahn Resignation.** Mr. Hahn informed the Board that he would be moving to a location outside of Crestmoor and, therefore, was resigning from the Board. The Board

thanked Mr. Hahn for his service on the Board with great enthusiasm and regretted his departure. No arrangements were made for a replacement at this time. Mr. Sadwith will solicit interest in serving as a director from Crestmoor owners.

14. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

Robert L. Brown, Secretary