

MINUTES OF
ANNUAL MEETING OF HOMEOWNERS
OF
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION

(Date: May 28, 2013)

The Annual Meeting of Homeowners of Crestmoor Park (2nd Filing) Homes Association (the "Association") was called to order by the President of the Board of Directors of the Association, John Sadwith, on May 28, 2013 at approximately 6:30 p.m. at Temple Emanuel, 51 Grape Street, Denver, Colorado.

1. **Quorum.** Mr. Sadwith called for a show of hands indicating representation of individual lots (rather than individuals) and announced that a quorum in excess of the required 25 lots was represented.

2. **Loconda Del Borgo.** Mr. Sadwith thanked Loconda Del Borgo, the neighborhood restaurant located at Third Avenue and Holly Street, for paying the expenses of the Association's mailing of the Notice of Annual Meeting and for serving gourmet pizzas, meatballs, and Italian bread at the Annual Meeting. Mr. Sadwith encouraged homeowners to patronize the restaurant, which Mr. Sadwith described as the best restaurant in the City.

3. **Election of Board Members.** Mr. Sadwith announced the Board had nominated for three-year terms the two Directors whose terms were expiring – Julia Stone (Treasurer) and Dr. Stuart Gottesfeld. Following a motion and second, the election of the Directors was unanimously approved.

4. **Architectural Committee Report.** Tom Deline presented the report of the Architectural Committee noting that new procedures were in place and available on the Association's website. Notable was the addition of a review of all applications by third-party architects. Approximately 8-10 applications had gone through the process and it was working well so far. Mr. Deline noted that the Architectural Committee benefited by the professional input of the architects, and it resulted in a more streamlined process with quicker response times. Mr. Deline also noted an increase in remodel/additions/scrape-off applications during the last 12 months, and believed that was a reflection of Denver's recovering economy.

Mr. Deline invited questions. One homeowner complained about a house under construction as being hideous and too large. Mr. Deline explained that the Architectural Committee was limited in what it could comment on with respect to plans; those comments were limited to setback and choice of materials. The Association has no control over the size of a particular home if it is built within mandated setbacks and in accordance with Denver zoning requirements. Mr. Deline pointed out that many applicants requested exemptions from these limitations and that the exceptions granted were both rare and minor.

A second homeowner commented that the larger homes required large air conditioning capacity and the multiple compressors created unpleasant noise especially when

located adjacent to the side of a home. Mr. Deline noted that the Architectural Committee had no control over the location and performance of air conditioning condensers other than to prevent them from being installed in building setbacks. He also advised contacting Denver neighborhood enforcement to deal with noise issues.

Mr. Sadwith commented on the different scopes of the Association's Covenants versus City regulation and recommended using the City's 311 contact number with respect to many neighbor complaint issues.

5. **Treasurer's Report.** Ms. Stone presented the Treasurer's Report, noting that the Association was on a cash income and expense basis. She noted that as of the end of 2012, the Association had approximately \$54,000.00 in the bank, which represented slightly more than one year of the Association's expenses. She noted that the dues receivable and unpaid as of the end of December was only \$500.00. She noted that the 2011 operating deficit was \$5,000.00 and the 2012 operating deficit was \$6,000.00. Approximately two-thirds of the Association's dues were used to pay for security services, 10% for landscaping, and 9% for bookkeeping.

6. **Increase in Annual Dues.** At Mr. Sadwith's request, a motion was made and seconded that Association dues be increased from \$75.00 to \$100.00 per year. In response to a question, Mr. Sadwith noted the annual operating deficit of approximately \$5,000.00, general increase in expenses, the cost of repairing signage at Holly and Third and elsewhere, the contemplation of the Association of hiring a consultant to assist the Association with respect to land use planning issues related to Buckley Annex, and the desirability of maintaining a reserve equal to one year's operating budget.

In response to a question about snow plowing, Mr. Sadwith indicated the City had been doing a better job than in years past and that the Association would again plow if conditions warranted and a snow plowing service could be located. Mr. Sadwith noted that because we did not pay a retainer to a snow plowing service, the Association would be at the bottom of any list for snow plowing services during a major snow event.

There being no further questions, the motion was called and approved by a nearly unanimous vote.

7. **Web Bulletin Board.** Chris Penney, the Association's webmaster and member of the Board, reported that in response to members' requests for a bulletin board advertising items for sale and certain services, such as babysitting and snow shoveling, he has added a page to the Association's website for such items and services. Mr. Sadwith noted the Board's intention that the new page not be used to advertise commercial products and services.

8. **President's Report.** Mr. Sadwith reported on the following matters:

a. **Stolen Signage Letters.** The entry sign at Third and Holly continues to be a target for vandals removing sign letters. The Board is exploring permanent solutions that will decrease expenses and make any vandalism more difficult.

b. **Parkway Planting.** The Association's gardener will plant annuals as soon as the City Parks Department begins irrigation, which is imminent.

c. **Sixth and Holly Repairs.** Encouraged by Councilperson Mary Beth Susman, the Department of Public Works is about to begin what are hoped to be permanent repairs to the perennial pothole and drainage problem at the corner of Sixth Avenue Parkway and Holly Street.

d. **E-Mail Addresses.** Mr. Sadwith requested more e-mail participation by members to save Association funds with respect to notices and announcements. Mr. Sadwith noted that this year only approximately 100 Annual Meeting Notices were required to be mailed (rather than e-mailed) out of the nearly 500 homes represented by the Association. He also noted that he received an additional 20 e-mail addresses from the addressees of those 100 mailed Notices.

e. **Buckley Annex.** Mr. Sadwith reported that the Board was looking into hiring a land use planning consultant and had interviewed a desirable candidate.

9. **Security Report.** Mike Gargaro presented the report. Mr. Sadwith first noted that the boundaries of District 3 had been expanded but no new officers were added to the District. This reorganization is a very rare event and the Board and Mr. Gargaro were monitoring. Mr. Sadwith suggested the reason for the expansion and relative decrease in police assets was a result of an extremely low crime rate in Crestmoor and other neighborhoods.

Mr. Gargaro presented, using a handout, crime statistics and a map for the last 12 months showing only three crimes in Crestmoor. He also presented a handout showing when residents should call security versus 911. He noted that residents were invited to call him with respect to solicitors, unidentified people, and unidentified cars in the neighborhood. Mr. Gargaro explained how he and his officers assisted solicitors in moving on to other neighborhoods. Mr. Gargaro also reported on the use of vacation check services for residents and the open garage program. Mr. Gargaro also reported on the advantages of increasing illumination around residents' homes and pointed out that two new types of bulbs lasted nearly indefinitely with an extraordinarily low electrical utility cost – LED bulbs and induction lighting.

10. **Save The Sundial.** Morna Steninger, the head of a committee based in Hilltop, presented a report on fundraising efforts with respect to the ongoing project to redo the plaza at Cranmer Park also known as Sundial Park. The \$1.4 Million total cost is being paid with \$550,000.00 of City funds, leaving \$850,000.00 to be raised through foundation grants and private contributions. Ms. Steninger had a pamphlet for attendees and noted that contributions could be made to Denver Foundation, a tax-exempt 501(c)(3) entity.

11. **Councilperson's Report.** Mr. Sadwith introduced Mary Beth Susman, the neighborhood's councilperson and also President of City Council. Although Mr. Sadwith noted there was disagreement over the development of Buckley Annex, Ms. Susman and her office were 100% accessible, extremely responsive, and effective in responding to the Association's needs.

a. **Marijuana.** Ms. Susman reported the Council's desire that the State agree to a dual licensing regimen like liquor license and also requiring neighborhood notification similar to liquor licensing requirements. Ms. Susman also described neighborhood meetings,

with the general consensus of most neighborhoods not wanting to have recreational marijuana stores in the local neighborhood.

b. **Ninth and Colorado.** Ms. Susman reported ongoing private negotiations between potential developers and the University of Colorado. Because the City is not involved with specific proposals at this point, she was not aware of particular proposed uses or issues. Ms. Susman noted that because of Denver's improved economy, Denver would have more power and input into land use decisions involving this project.

c. **Buckley Annex.** Ms. Susman called attention to certain handouts available to attendees, emphasizing changes that had been brought about by input from neighbors. The project will be more dense than Lowry generally, with density matching the southwest corner of the Lowry development. The project will be built largely in accordance with Lowry design guidelines, subject to further customization. The PDP was passed by the Planning Commission, and Ms. Susman reported the Planning Commission noted that the project was "not dense enough." Ms. Susman noted that residential density had been reduced from 1,200 total units to approximately 800, including 120 single-family homes. The Buckley Town Center was planned to be approximately 200,000 square feet of commercial use, compared to approximately 125,000 square feet at Lowry Town Center.

Ms. Susman noted the environmental goals of the Buckley Annex project and that reaching a net zero energy usage would require significant density. She noted that single-family homes are the highest energy users and highest consumers of City resources.

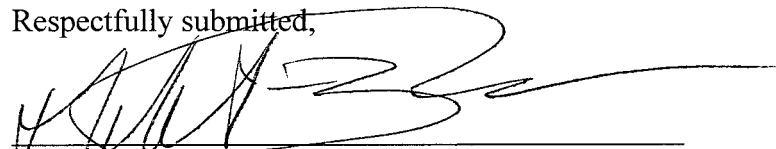
Ms. Susman and the attendees discussed traffic issues at the Alameda and Monaco intersection, the proposed Lowry Boulevard intersection with Monaco (with two proposed intersecting roads being reduced to one and that one road being reduced from four lanes to two lanes) and the conversion of First Avenue from a high-velocity street to a neighborhood street employing various traffic calming measures. Ms. Susman noted that, with the opening of Quebec many years ago, the traffic counts on Monaco have always been less than those that occurred when the Buckley facility was operated by the Air Force.

Neighbors expressed great concern with traffic avoiding Monaco and Sixth Avenue and traversing Crestmoor streets ignoring speed limits and stop signs.

Mr. Sadwith noted in response to Ms. Susman's request for specifics that having a five-story height capacity within 60 feet of Monaco remains a significant problem for Crestmoor residents and seriously impacts Crestmoor Park. Mr. Sadwith requested that the start of the zone permitting five-story height buildings be moved more than 60 feet from the east boundary of Monaco. Mr. Sadwith also pointed out that the long streets in Crestmoor without cross-streets increased traffic moving north and south through the subdivision. He asked that Ms. Susman pledge to prevent left turn signalization at First Avenue on northbound Monaco. He also requested that significant attention be focused on resignalization at Sixth and Monaco, which routinely caused backups during morning and evening rush hours because of its peculiar configuration with two parkway streets intersecting. He also requested Ms. Susman's pledge of a meeting with Traffic Engineering if traffic issues within Crestmoor were not solved, and Ms. Susman agreed.

12. **Adjournment.** There being no further business to come before the meeting, the meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,



Robert L. Brown, Secretary