

**MINUTES OF
MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION
(Date: March 14, 2013)**

The meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association was called to order on March 14, 2013 by John Sadwith, Chairman of the Board, at the home of John Sadwith at 5:45 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, Stuart Gottesfeld, Julia Stone, Chris Penney, John Simonet, and Robert Brown. Also present was Jay Breese.

2. **Buckley Annex.** John Sadwith asked Jay Breese, who has been monitoring and reporting to Mr. Sadwith on developments of the approval process for the development of Buckley Annex, to report to the Board. Mr. Breese provided a brief summary, noting that in 2007, the plan of Lowry Redevelopment Authority (“LRA”) was to develop the property with approximately 1,200 units, including some buildings that were as tall as eight stories. In part because of the efforts of the Board, notably Mr. Sadwith, and a meeting at which 90% of the attendees voted against the proposed improvements, plans were stalled.

Subsequently, LRA entered into an agreement with the US Air Force (“USAF”) respect to the joint ownership and development of Buckley Annex. LRA is managing or responsible for such developments. The current LRA proposal is for 800 units with a maximum building height of five stories (65 feet). The units will be allocated 450 to apartments, 125 to single-family detached, and 225 to single-family attached.

LRA has circulated a General Development Plan (“GDP”) and conducted multiple public meetings regarding the GDP. The Lowry Homeowners Association is opposed; the sense of the Board of Crestmoor is that it is opposed to the density and the location of commercial uses close to Monaco Parkway. Traffic along Monaco and Alameda is currently difficult, and the 9,500 additional daily trips estimated by Denver’s Traffic Department will further degrade traffic flow and decrease the current poor ratings of intersections at Alameda and Quebec, Alameda and Monaco, and elsewhere.

Mr. Breese called particularly to the Board’s attention the fact that the townhomes to be constructed along Monaco were only one deep and would have immediately behind them commercial space within 175 feet of Monaco Parkway, and that the height of such buildings could be as great as 65 feet.

A new version of the GDP has been approved by LRA and, absent further consideration by LRA, will be submitted to Denver City Planning and ultimately to Denver City Council.

Mr. Sadwith added that the original plans for redevelopment of Buckley Annex were consistent with the vision of Peter Park, a land use consultant that advocated density, and that this vision has been continued by Councilperson Marybeth Sussman who represents the Crestmoor area, among others. The problem with this vision is that it is dependent on public transportation such as that available at Monaco and Hampden or Stapleton. Such transportation is simply not available for this property nor will it be in the near future.

Mr. Sadwith noted that John Fisher, President of Crestmoor One HOA, had been on a committee working on the GDP and resigned because it was inconsistent with his association's vision for the Buckley Annex property.

Mr. Breese noted that LRA has approximately \$60 Million to spend on infrastructure for the project and the maintenance of its organization.

The Board discussed how best to involve Crestmoor residents in the decision-making process with respect to the proposed GDP. After significant discussion, the Board agreed that Mr. Sadwith would submit a survey to the residents and that Mr. Breese would provide a very short description of the proposed GDP as an introduction to the survey. Mr. Deline emphasized that the major issues affecting Crestmoor were the density of the development and its effect on traffic.

Mr. Deline suggested that the Board hire a land use consultant, possibly an attorney, to advise the Board with respect to the GDP and possibly actively fighting its passage. Mr. Brown repeated his earlier suggestions of seeking professional help, noting that the Board had at its disposal adequate resources to secure professional advice if the members of the community believed it was in the community's interest to fight for a decreased density of the proposed development. Mr. Brown will furnish possible recommendations of land use planners and lawyers to provide the requested assistance.

3. **Financial Statements.** Ms. Stone reported that 2012 showed a \$6,000.00 operating loss, although approximately \$2,000.00 of that was properly allocable to 2011. The most significant expense item was \$31,000.00 for security services. Ms. Stone recommended that the Board consider a modest increase in dues to be submitted to the 2013 Annual Meeting.

Ms. Stone reported that, as of the end of February, there were only approximately \$900.00 of accounts receivable from prior years and \$5,000.00 from the current year, representing approximately 67 homes having failed to pay 2013 dues. This was not inconsistent with prior years. Mr. Brown noted that a substantial part of the \$900.00 delinquency had been resolved with one homeowner and that such resolution was currently being documented.

Ms. Stone further reported that the tax return for the Association had been completed and was being filed March 15, 2013. The amount of taxes owed was \$10.00.

4. **Charitable Contribution.** The Board unanimously approved a \$100.00 donation to the "Dollar Dictionary" Program at Carson Elementary School.

5. **Settlement Agreement.** The Board unanimously approved the Settlement Agreement prepared by Mr. Brown for settlement of a dispute with a homeowner owing substantial dues.

6. **Signage.** Mr. Deline will be taking broken signs to a sign company he typically uses. Ms. Karen Sadwith joined the meeting and reported she was dealing directly with a sign company regarding alternatives for individual letters on the sandstone monument signs. She will report further at the next Board Meeting.

7. **Architectural Control.**

a. The Board reconfirmed its approval of its agreement to withdraw its Certificate of Non-Compliance with respect to 270 Jasmine Street.

b. Mr. Deline reported that the Pinos were in the process of resubmitting plans for their house following a lengthy meeting with Bob Hickman, Bill Baer, Tom Deline, Robert Brown, Dr. Pino, and Dr. Pino's architect in the Fall of 2012.

c. Mr. Deline reported the plan review process utilizing Baer and Hickman was working well and that all initial submissions were going through Mr. Hickman and that owners were executing Compliance Agreements as required.

d. Mr. Deline reported a request to approve a railing to be installed on a front walk and that he was responding.

e. Mr. Deline reported that he had drafted a response to the homeowner at Third Avenue and Kearney Street with respect to a trash enclosure which was constructed in the front lot setback.

8. **Security.** Mr. Sadwith reported there were no security issues.

9. **Nextdoor.com.** Nextdoor.com has approached the Association to establish its own web page. Currently, Crestmoor members are included on Hilltop's nextdoor.com site. The unanimous sense of the Board, subject to Mr. Penney's further review and recommendation, was that Crestmoor 1 and Crestmoor 2 jointly start their own nextdoor.com web page.

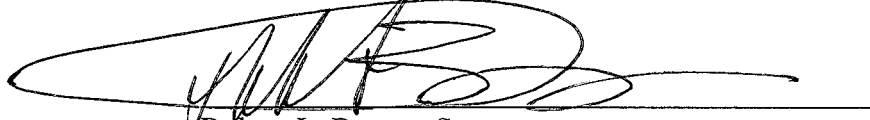
10. **Sixth and Holly Drainage.** Mr. Sadwith reported that Denver Public Works will in April 2013 construct a temporary solution to the continuing and lingering drainage problem at the southwest corner of Holly and Sixth Avenue Parkway. A longer term solution will need to be provided when time for planning and funding is available.

11. **New Business.** Mr. Deline requested that Mr. Sadwith send an e-mail blast to Crestmoor homeowners reminding them to inform their contractors not to install advertising signs in the yards of homes since such signs violated the Declaration.

Mr. Sadwith suggested rescheduling the April 9 meeting to April 8, 2013 and noted that this meeting would be used to plan for the Annual Meeting of Members.

12. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,



Robert L. Brown, Secretary

cc: Mark Mehringer E-mails

Brown, Robert L.

From: Mark Mehringer <mmehringer@nextdoor.com>
Sent: Thursday, February 14, 2013 2:26 PM
To: johns@ctlanet.org; Brown, Robert L.
Subject: Welcome to Nextdoor.com

Dear John,

My name is Mark Mehringer and I am the Colorado Community Director at Nextdoor.com. As a fellow Denver neighborhood leader, I wanted to reach out to you as a leader of the Crestmoor Park Homes Association.

Nextdoor is a free, private communication platform designed for neighborhoods. We are working with the Denver Police to use Nextdoor for Virtual Neighborhood Watch and to facilitate neighbor to neighbor communication. On your neighborhood's Nextdoor website, you and your neighbors can also organize events, buy and sell items, share advice and recommendations, create sub-groups based on common interests, and receive important updates from your police department.

Over 8,000 neighborhoods across the country are already using Nextdoor. In Denver, over 70% of neighborhoods have started a Nextdoor website to:

- Discuss issues affecting the neighborhood
- Find a new home for used furniture or appliances
- Quickly alert neighbors about crime or safety issues
- Organize neighborhood events, such as meetings and block parties
- Communicate directly with their neighborhood police officer

If you haven't yet, please join the conversation that some of your neighbors are already having on Nextdoor.com. As a leader in your community, your voice will be important in the discussions that are taking place.

Here is a link to a 90 second video that explains Nextdoor:
<http://vimeo.com/59427424#>. To learn more about what about people are saying about Nextdoor, please visit www.nextdoor.com/press.

I will be contacting you by phone over the next two weeks to answer any questions you may have. In the meanwhile, please don't hesitate to contact me directly.

Thank you,

Mark Mehringer

Colorado Community Director, Nextdoor.com
When neighbors start talking, good things happen.

Brown, Robert L.

From: Mark Mehringer <mmehringer@nextdoor.com>
Sent: Tuesday, March 12, 2013 11:13 PM
To: johns@ctlanet.org; Brown, Robert L.
Subject: Crestmoor Park on Nextdoor.com

Mr. Sadwith and Mr. Brown,

I wanted to reach out to you as the leaders of the Crestmoor Park Homeowners Association with regard to the neighborhood social media site Nextdoor.com. I don't know if you are familiar with Nextdoor.com, but we recently partnered with the Denver Police Department to expand use of Nextdoor to help connect neighbors and neighborhoods throughout Denver.

Currently, we have your area as part of the Hilltop neighborhood, but it was suggested to us that Crestmoor Park have its own separate neighborhood on Nextdoor. Before making this change, and effectively cutting off any Nextdoor members in Crestmoor Park from the Hilltop site, I wanted to reach out to you, to see if you all were engaged with Nextdoor.com at all, and wanted to weigh in on this change.

Please let me know if you need more information about Nextdoor, or if you have any objections to this change in our maps.

Thanks,

Mark

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Mark Mehringer
Colorado Community Director
720-840-8492
mmehringer@nextdoor.com

Nextdoor.com
When neighbors start talking, good things happen