

MINUTES OF
SPECIAL MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION
(Date: June 12, 2013)

The special meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association on June 12, 2013 was called to order by John Sadwith, Chairman of the Board, at the home of Bob Brown at 8:00 a.m.

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

2. **Buckley Annex.** Mr. Sadwith suggested using a “neighborhood agreement” approach (similar to the agreement between Crestmoor and the Air Force from the 1960s) instead of going through a political process with the City. The Board agreed that idea should be explored and that it would be brought to the attention of Kim Kucera, the candidate for the Association’s outside lobbyist/consultant.

Mr. Sadwith further discussed the possibility of the Association reaching out to other neighborhood groups even if they were not geographically proximate. He noted that he had had discussions with Mike Henry, an attorney, who was the Chair of the CHUN Zoning Committee. John also suggested that he meet and engage Christine O’Connor, who is a representative of the Lowry HOA.

Several Board Members discussed and recommended the advisability of opening more direct conversations with Greg Kerwin, as the organizer of the petition drive against certain plans of Lowry Redevelopment Authority (“LRA”) for Buckley Annex. Mr. Sadwith agreed to telephone Mr. Kerwin.

Additional concerns were raised by the Board regarding the accuracy of the computer-generated streetscapes along Monaco presented at previous meetings of the Association and of LRA and the advisability of getting artists’ representations of the view of the proposed development from Crestmoor Park.

The Board noted the restrictions placed upon Board action with respect to development matters by Section 7.6 of the Association’s Bylaws. Any endorsement, acquiescence in, agreement not to oppose, or the taking of similar action with respect to any development project or zoning change requires the affirmative vote of the Members or 40 days’ prior notice to the Members.

3. **Kucera Contract.** The Board discussed the objectives and tactics to be incorporated into any contract with Kim Kucera’s firm, CRL Associates, Inc. Emphasis was

placed on “not to exceed” benchmarks for specific tasks with a tight limit on timing. The Board suggested the first objectives to be achieved were the identification of neighborhood groups that might be interested in the proposed Buckley Annex development, pursuit of a neighborhood agreement (as described above), and identification and understanding of any leverage issues and the political landscape. Mr. Brown suggested that Ms. Kucera be asked to assist in the identification and specification of the scope of the work Ms. Kucera would initially undertake.

Mr. Sadwith will ask John Fisher, the Chair of the Crestmoor One Board, to contribute to payment of the cost of the lobbying/consulting contract. Mr. Deline will approach the Crestmoor Community Association for contribution as well.

The Board discussed specific focus items for Ms. Kucera in addition to those listed above, including maintaining the berms and preserving trees and overall landscaping. The Board agreed that it would be unlikely to be able to affect the overall density of the project and have minimal effect on traffic, since the quantity of traffic is driven by the density. At the same time, the Board emphasized that, for the ultimate contract objectives, Ms. Kucera needed to focus on setting back the 65’ development zone as far as possible from Monaco and the Board and Ms. Kucera need to undertake quantification and graphic presentation of what the view of the Buckley development will be from Crestmoor Park.


The Board authorized Mr. Brown to negotiate revisions to Ms. Kucera’s proposed agreement and otherwise approved hiring Ms. Kucera and CRL.

4. **Meeting.** The Board agreed to have a Board of Directors Meeting at 6:00 p.m. on Thursday, June 27, 2013 at Mr. Sadwith’s residence. Ms. Kucera will be invited as will Mr. Kerwin and Julie McKay. Jay and Paula Breese will also be invited based upon their interest and experience in dealing with the Buckley Annex issue.

5. **105 Southmoor.** Mr. Deline briefly discussed the proposal to scrape the existing residence and build a new home utilizing the existing lower garage structure, which requires maintaining existing retaining walls. Mr. Deline will continue to follow up and report to the Board.

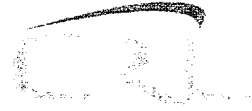
6. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 9:00 a.m.

Respectfully submitted,



Robert L. Brown, Secretary

Attachment: Kim Kucera Proposal



C R L A S S O C I A T E S , I N C .

To: Bob Brown
From: Kim Kucera
Date: June 10, 2013
Re: Proposed CRL Work Plan re: Buckley Annex

Thank you for contacting CRL regarding the Crestmoor HOA concerns relative to the proposed redevelopment of Buckley Annex. It is our understanding that the Crestmoor HOA is seeking political assistance in gaining agreement from the Lowry Redevelopment Authority to move the proposed 5 story office building further to the East on the Buckley Annex parcel so that impacts to Crestmoor Park will be minimized.

Scope of Work:

CRL staff will meet with Board Members in a 'kick-off' meeting to create talking points, a more detailed outreach plan and timeline for outreach and discuss which representative/s of HOA will attend meetings. CRL will assist in outreach to the following critical decision-makers:

- Lowry Redevelopment Authority
- Denver Planning Board
- Denver City Council
- Community development and planning staff
- Public works staff
- Office of Economic Development
- Diane Barrett, Chief Projects Officer
- Mayoral staff, as needed

Staffing:

Kim Kucera will act as day to day lead with support from Peter Wall. Maria will provide strategic guidance as needed.

Fee:

CRL will provide the above named scope of work on an hourly basis not to exceed \$15,000 without prior approval from Crestmoor HOA.

Effective January 1, 2013

Billable Rate Schedule

1625 Broadway, Suite 700 Denver, CO 80202 p. 303.592.5450 f. 303.592.5460 www.crlassociates.com

Maria Garcia Berry	\$350/hour
Holly Nichols	\$250/hour
Roger Sherman	\$250/hour
Allegra "Happy" Haynes	\$250/hour
Kim Kucera	\$225/hour
Sean Maley	\$225/hour
Peter Wall	\$125/hour
Cathie Greig	\$75/hour

Reimbursable Expenses

Conference call charges related to project		at cost
Courier and delivery services		at cost
Long distance phone charges		at cost
Photography, postage, etc. relating to project		at cost
Out-sourced materials, services and supplies		at cost
Photocopies	8 ½" x 11" B&W	\$0.10
	8 ½" x 11" Color	\$0.35
	8 ½" x 14" B&W	\$0.14
	8 ½" x 14" Color	\$0.37
	11" x 17" B&W	\$0.20
	11" x 17" Color	\$0.50
Vehicle mileage (as determined by IRS)		\$0.555

Please contact me with any questions.