

**MINUTES OF
REGULAR MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION**

(Date: September 10, 2013)

The regular meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association on September 10, 2013 was called to order by John Sadwith, Chairman of the Board, at the home of Mr. Sadwith at approximately 6:00 p.m.

1. **Directors in Attendance.** Tom Deline, John Simonet, John Sadwith, Stuart Gottesfeld, Chris Penney, and Robert Brown.
2. **Approval of Minutes.** Mr. Brown presented the Minutes for the Board of Directors on June 12, 2013. Mr. Simonet moved that the minutes be approved as presented. The motion was seconded by Mr. Gottesfeld and unanimously adopted.
3. **Buckley Annex – Report on Crane Experiment.** Messrs. Brown and Sadwith attended with Councilwoman Susman, her assistant, and Kim Kucera, the Association's lobbyist, a meeting on the east side of Crestmoor Park to view a 65-foot-tall crane located at the southwest corner of the 65' building height envelope (30' east of the lower 35' building envelope) in connection with the GDP for the Buckley Annex Project. This was arranged by Monty Force, who was present at the meeting along with LRA's consultant and lobbyist, Marcus Pachner, and another consultant. Mr. Brown summarized for the Board the viewing experience and the principal comments of the participants to the viewing. Both Mr. Brown and Mr. Sadwith were struck by the height and proximity to the park of the crane and the mass of the building, 90' in width, that would be manifested. Although Ms. Susman noted that it changed her view as to the effect of the height of the building, she did not believe it would change her opinion on the matter. She described to both Mr. Brown and Mr. Sadwith that even a three-story building located in the setback would make a striking difference and that the additional height up to the 65' limit would not exacerbate that effect materially. Messrs. Brown and Sadwith disagreed wholeheartedly. The LRA representatives indicated they might have a proposal, and Ms. Kucera will be discussing this with them in the near future.

Mr. Deline noted that Crestmoor is now in a suburban zoning classification and wondered if there was any leverage to Crestmoor with respect to limiting the 65' height based upon the principle of Denver Zoning to "respect the edge" of the interface of the two zoning categories, suburban and urban.

The Board concluded that it would not take any action at this time pending receipt of a further proposal from LRA. The sense of the meeting was not to be optimistic about what LRA might propose and an acknowledgment that when the results of the last months of

negotiations were reported to the members of the HOA, the proposed development might be opposed by membership.

4. **Traffic Issues.** Mr. Sadwith described a meeting attended by him and Mr. Brown with Ms. Susman and representatives of LRA and Denver Traffic. John Fisher, President of Crestmoor 1, also attended the meeting about one month ago at Temple Emmanuel. Mr. Sadwith noted that Denver Traffic indicated it would study new traffic counts to determine current usage patterns, and that such traffic count equipment was already in place. Mr. Sadwith noted that prior information that Mayfair was okay with the effect on traffic of the Buckley Annex development was not, in fact, accurate but that the subdivision was split and the President of the Association was seriously opposed to the effect of anticipated traffic on Mayfair. Mr. Sadwith noted several of the traffic options that had been considered, including limited access on First Avenue to Crestmoor and left-hand turn access on Monaco into Crestmoor, possibly limited by time. Mr. Sadwith did not believe any traffic solutions would be forthcoming in the near term.

5. **Park Burger Liquor License Application.** Park Burger, a restaurant and bar, has made a liquor application for a restaurant at the corner of Holly and Bayaud across from Pete's. Our Association did not receive notice because no part of our territory was within 200' of the licensee's location. The Board concluded that this is not a Crestmoor 2 issue and that the residents of the South Crestmoor area and Hilltop, who had been notified, could work out their own "good neighbor" agreement.

6. **New Signage.** The Board approved the new neighborhood entry signage and expressed the hope that the \$3,128.00 cost would be justified, especially in light of the vendor's promise that the signs would be much better installed than their predecessors and vandalism would be much less likely.

7. **Financial Report.** A copy of Ms. Stone's financial e-mail report is attached. Ms. Stone reported that expenses year-to-date were approximately \$6,000.00 in excess of 2012 expenses, primarily on account of the installation of the new Crestmoor neighborhood signs and fees paid to Kim Kucera's firm for lobbying and consultation. Mr. Deline noted that, regardless of immediate results, the expenditure for Ms. Kucera's services would demonstrate that the Association was fully engaged in community affairs and would have more weight in future community issues. Mr. Sadwith noted the continuation of excellent reserves adequate to support the Association's activities.

Mr. Sadwith noted that there were only minimum delinquencies in dues payment. Mr. Sadwith will ask Ms. Millard to re-notify one owner whose property has been occupied by renters until recently. Mr. Brown will contact the others.

8. **Architectural Review.**

a. **Greg Eissen.** Mr. Deline complimented Mr. Eissen, a contractor, for maintaining a clean site at all times.

b. **101 Jersey.** A neighbor has complained about issues related to new construction at 101 Jersey. Mr. Deline will notify the owner concerning complaints about the

messiness of the site. Mr. Deline will review originally submitted plans to determine whether the porch on the east side of the house violates setback requirements.

c. **201 Ivanhoe.** The driveway expansion request was approved.

d. **194 Locust (195 Monaco).** A neighbor is monitoring the garage depth setback issue. A separate request by the owner to widen the driveway was approved.

e. **Trash Enclosure.** Mr. and Mrs. Upton agreed to reduce the height of a trashcan enclosure that had been built in a setback area. A copy of the letter from the Uptons is attached. The Board agreed with Mr. Deline's recommendation that with such reduction in height, the Board will not enforce the setback requirement. Mr. Deline will prepare a letter to the Uptons. The letter will, among other things, advise the Uptons that the Board has no authority to bind homeowners.

Following the suggestion of the Uptons, the Board adopted a policy permitting the Board to approve limited height trash container enclosures built within building setbacks, reasonably close to the residence and with adequate landscaping, with the caveat that such Board position does not bind other homeowners.

f. **472 Leyden.** Mr. Deline presented plans for a contemporary design remodel. The design was recommended for approval by Bob Hickman, the Association's architectural consultant, as being consistent with surrounding properties. Mr. Deline recommended approval by the Board subject to submission of a landscape design plan to soften the visual impact of the structure. The Board approved Mr. Deline's suggestion, and Mr. Deline will prepare an appropriate letter to the homeowner.

g. **Ivanhoe Street Paint and Rehabilitation Complaint.** A neighbor has complained about the bright blue color of trim on a home. Mr. Deline will prepare a good neighbor letter suggesting a more neutral, subdued color. With respect to the neighbor to the north, it appeared the neighbor was, in fact, completing replacement of his lawn. Mr. Deline will follow up with a letter requesting completion of improvements related to the demolition of the front entry.

h. **255 Ivy.** Mr. Deline will send a second letter to the owner regarding the possible violation of Covenants by the erection of a shed in the backyard of the property.

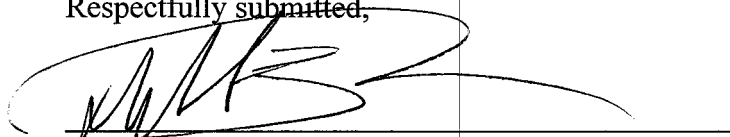
i. **6020 E. 6th Avenue Fence.** No additional action has been taken.

j. **105 Southmoor.** Approval of plans remains on hold while Mr. Deline is awaiting a response from the architects with respect to retaining wall design.

k. **Weeds on Monaco and Holly.** Mr. Deline will follow up with a request to Denver 3-1-1. Mr. Penney noted that weed and underbrush notices had been handed out to Holly Street owners with respect to overly tall vegetation.

9. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,



Robert L. Brown, Secretary

Attachment: Julia Stone Financial Report E-mail
Upton Letter
Photos of Crane Experiment

From: Julia Comcast [mailto:juliastone19@comcast.net]
Sent: Tuesday, September 10, 2013 1:32 PM
To: John Sadwith
Subject: Fwd: HOA - August F/S

John,

Below are my comments to share with the group tonight...

1. Net Income thru August is \$7,213, which is about \$6,200 lower than the same time last year.
 - a. Income is consistent with prior year
 - b. Expenses are higher – primarily “signage repairs” (\$3,300) and “miscellaneous expense” which is the fees paid to CRL (\$2,500)
2. A/R balance (not including overpayments) is \$295 which is very low and much better than prior years.
3. Cash balance is fine...about \$30k in checking.

Thanks,
Julia

Mr. & Mrs. Matthew Upton
6035 E. 3rd Ave.
Denver, CO 80220

August 26, 2013

Mr. Thomas C. Deline
Crestmoor Park Homes Association
25 South Ivy
Denver, CO 80224

Dear Mr. Deline,


Regarding our 2-sided "trash screen" (referred to as a "Trash Fence Enclosure" in letter dated 8/26/2013), we believe the screen's site conforms. However, we will be changing the height.

It is important to note that there are numerous similar screens, walls, fences, structures, etc. with similar siting (or closer to the street) of various heights throughout the neighborhood. These features exist on corner and interior lots facing both numbered and named streets, including Kearney Street.

Furthermore, irrespective of the site of our screen, we would suggest that the Review Committee consider an amendment to allow or encourage trash screens. Numerous trash barrels within view of our home alone, and throughout the neighborhood, are routinely stored in view of the street regardless of the Association's request to store the barrels out of sight. Perhaps if homeowners were presented with an attractive alternative for storing their barrels this problem could be eliminated.

Thank you for your assistance. Feel free to contact us at 303.753.8765.

Sincerely,



Susan and Matthew Upton

