

**MINUTES OF  
REGULAR MEETING OF  
BOARD OF DIRECTORS  
CRESTMoor PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION  
(Date: April 8, 2014)**

The regular meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on April 8, 2014 was called to order by John Sadwith, Chairman of the Board, at the home of Mr. Sadwith at approximately 6:10 p.m.

1. **Directors in Attendance.** John Sadwith, Julia Stone, Chris Penney, and Robert Brown.

2. **Review of Prior Minutes.** Mr. Sadwith noted that Dr. Gottesfeld was not, in fact, at the meeting on March 18, 2014. Ms. Stone indicated she would review and provide comments on the financial section of the Minutes. No action was taken.

3. **Meeting with Denver Traffic.** Mr. Sadwith reported on his and Mr. Brown's meeting with Jason Schmitz and Genny Kline (Mary Beth Susman's assistant) at Mr. Sadwith's office earlier in the day. Mr. Schmitz agreed that Denver Traffic would strongly consider placing "No Right-Hand Turn" signs on Sixth Avenue at the Locust and Krameria entrances to the subdivision that would be effective from 4:00-6:00 p.m. on weekdays. Mr. Schmitz will also consider moving the stop sign on Krameria from Fourth Avenue to Third Avenue, since that is the more heavily traveled intersection. Mr. Sadwith said that he would consult with the neighbors on Krameria in the areas of the two intersections.

At Mr. Sadwith's urging, Mr. Schmitz indicated he would consider stop signs along Southmoor Drive where it intersects with Kearney Street. Mr. Schmitz recommended removing yellow striping from Third Avenue and from Kearney within the subdivision, since the presence of such striping often increases traffic speeds as drivers perceive the street as more of a collector than a local street.

Mr. Schmitz is also planning additional stop signs on First Avenue adjacent to the Buckley Annex at Newport and at Poplar Streets.

Mr. Schmitz reported the results of additional traffic count information. A copy of the map containing this information is attached to these Minutes. Mr. Schmitz indicated that research showed that speeds in the subdivision in the 85% percentile were in the 27-28 mph range and that traffic count numbers were lower than average for local streets in Denver.

Mr. Sadwith asked Mr. Schmitz to consider removing the Keep Right signs at the island entrances to the subdivision.

4. **Financial Report.** Ms. Stone reported that accounts receivable remained surprisingly high at \$3,800.00 having been only reduced from \$4,500.00 as of the last meeting.

Ms. Millard will be sending out third notices this week, which will include notice that liens will be filed against non-paying lot owners. Mr. Sadwith will send an e-mail blast to the neighborhood.

5. **Maintenance of Islands.** Mr. Sadwith reported that the City had submitted to its Legal Department Mr. Sadwith's request to permit JBK's free services for mowing, fertilizing, and maintenance. Mr. Kramer indicated that the value of the work would be less than \$2,000.00, and so the City's requirements should not apply. Mr. Sadwith is informing the City that this needs to be resolved quickly because the Spring growing season has arrived.

6. **Hay Ride and Summer Picnic.** Mr. Sadwith reported the success of the hay ride sponsored by Paul Aceto last Fall and that Mr. Aceto was asking to sponsor a picnic in Crestmoor Park during Neighborhood Week on August 2, 2014. The Board approved such picnic as long as all of the responsibility and costs were handled by Mr. Aceto.

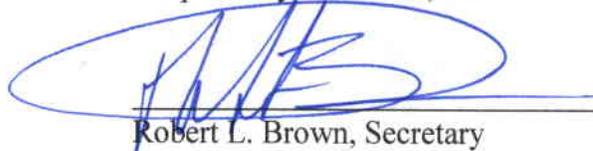
7. **Cedar and Monaco.** Mr. Sadwith described the recent meeting among Peter Kudla (Metropolitan Homes), David Foster (Mr. Kudla's consultant), Mr. Sadwith, and Mr. Brown. The apartment development would target 55-year plus tenants but would not be age limited. The project was envisioned as a four-story building with subterranean parking and would be developed for 124 apartment units. The City was restricting access to Cedar Street only with no access to or from Monaco Parkway. Mr. Sadwith subsequently telephoned Mr. Foster regarding density concerns. Mr. Foster indicated break-even for the project would be 118 units. Mr. Foster indicated that Ruby Lock and Katie McCrimmon of the Crestmoor South neighborhood area would not respond to questions. Mr. Sadwith will present information about the proposed development to the Crestmoor owners at the Annual Meeting. The Board Members expressed general concern about density and the effect of traffic in the neighborhood, especially if access were not permitted to and from the project on Monaco Parkway.

8. **Annual Meeting.** The Board suggested Mr. Sadwith make arrangements for the Annual Meeting on May 28, June 2, or June 3.

9. **Website.** Mr. Brown gave copies of Minutes from 2013 meetings to Mr. Penney for posting on the website. The Board had a general discussion regarding a Frequently Asked Questions section to be added to the website. A preliminary list of possible FAQs will be uploaded to the website by Mr. Penney.

10. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 6:50 p.m.

Respectfully submitted,

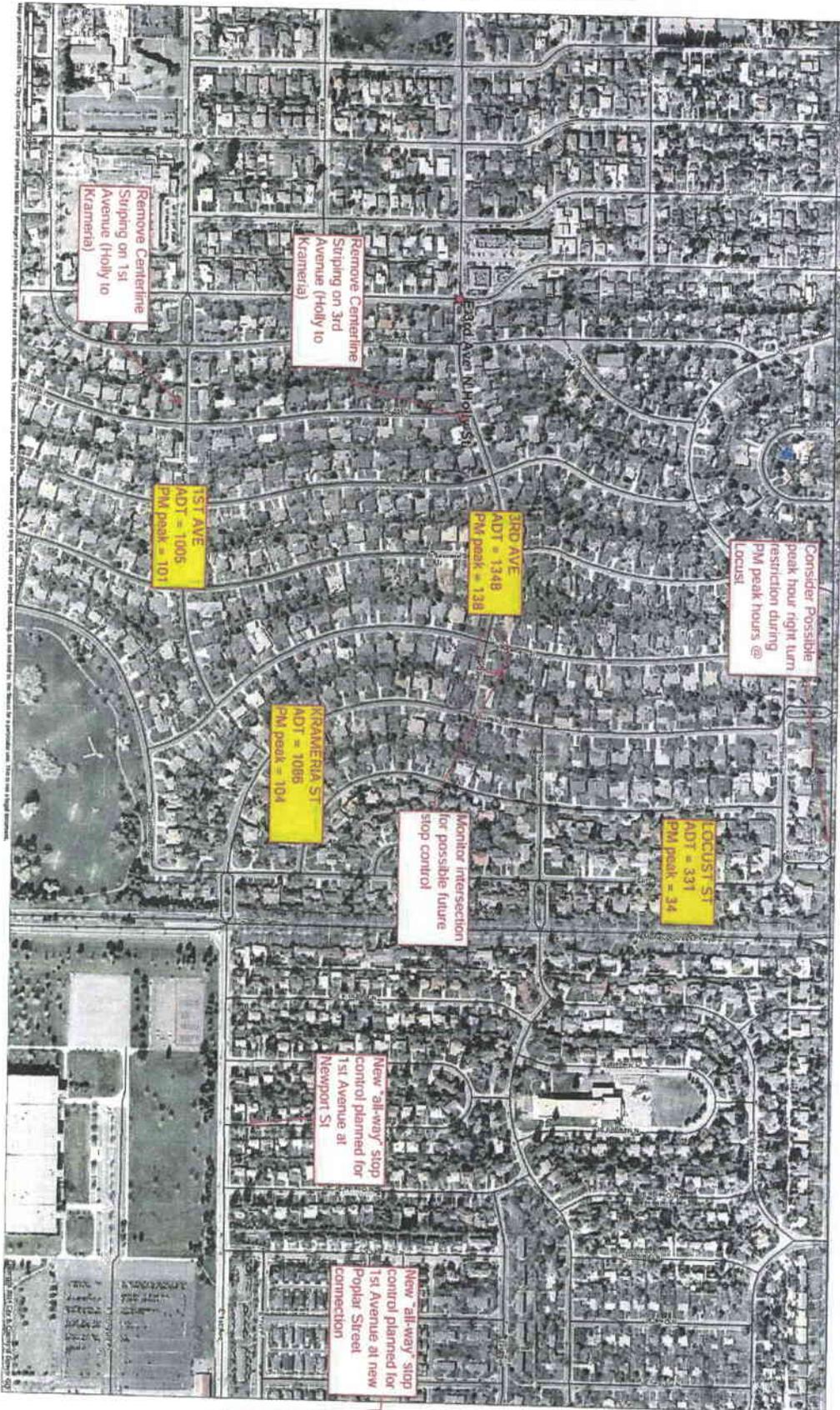


Robert L. Brown, Secretary

Attachment: Traffic Count Map

# TRAFFIC COUNT MAP

Cresmoor Traffic Study



4/8/14 @ Solow