

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

(Date: April 14, 2015)

The regular meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association on April 14, 2015 was called to order by John Sadwith, Chairman of the Board, at the home of Mr. Sadwith at 6:05 p.m.

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

2. **Approval of Minutes.** The Minutes for the January 13, 2015 meeting were unanimously approved.

3. **Architectural Committee.**

a. **135 Jasmine.** Mr. Deline described the owner's request to cover a back patio and add a Pergola and built-in barbecue. The additions will be within setbacks and the owners will match materials of the main residence. Bob Hickman approved the plans. The Board approved Mr. Deline's recommendation to approve the proposed plans.

b. **485 Krameria.** The owners requested approval of a replacement backyard shed which currently sits in the 8' side lot setback. The replacement is the same distance from the street frontage as the shed it is replacing, but it is approximately 60% of the distance to the rear lot line and not quite in the one-third rear setback. Mr. Deline also noted that the existing materials and the proposed materials of the replacement shed are not the same as those in the main house. Mr. Deline recommended that the Board approve the replacement shed since it will be further from the side lot than the existing shed and the colors and roof tile will be the same as the main residence. Mr. Deline noted that requiring construction of yard sheds out of brick and stone comparable to a principal residence is simply too onerous and not a reasonable requirement. Also, since the shed is behind the rear of the house, even though not in the rear one-third of the lot, Mr. Deline recommended approval. The Board approved the proposed shed unanimously.

c. **51 S. Kearney.** The owner has provided extensive details and site plan for a proposed 8' wraparound covered porch which would encroach approximately 8' into the front setback. After significant discussion, the Board unanimously determined not to approve the request for a variance from the Board's requirements. Several Board Members noted the Board likely did not have the authority to grant such a request. The Board unanimously agreed that granting the request would be contrary to the Covenants, the Guidelines, and the history of the Board in approving and rejecting requests of other Crestmoor owners over decades.

d. **75 S. Ivy.** The owners have presented plans for new construction which would include a 8-9' uncovered front porch encroaching into the front setback. Although the porch would be uncovered, it would be surrounded by stone columns and an open fence. The Board unanimously determined not to approve such plans because the fence and columns would be an unauthorized structure encroaching into the front setback.

e. **310 Krameria.** The owner submitted plans for new construction with a small front stoop with handrails and steps encroaching approximately 3' into the front setback. The Board unanimously agreed that it met the criteria permitted by the Covenants for an open vestibule and approved the proposed plans.

4. **Annual Meeting.** The Board agreed tentatively on a date for the Annual Meeting of May 27, 2015 with a backup date of June 2, 2015, depending upon the availability of Temple Emanuel.

5. **Financial Report.** Mr. Sadwith and Ms. Stone briefly reviewed the balance sheet for March with Ms. Stone responding to questions about the financial statement. She noted that it appeared the Covenant Services fees seemed to be increasing from approximately \$2,500.00 per month to approximately \$3,000.00 per month. Other expenses through March 2015 appear generally comparable to like expenses for 2014. Ms. Stone noted the \$51,000.00 reserve balance held by the Association. Ms. Stone and the Board also reviewed accounts receivable, noting that approximately 34 homeowners were delinquent in paying dues and the amount of the outstanding receivables was slightly more than \$3,800.00. Ms. Stone reported that third notices would be sent out next week, along with notice of an additional \$25.00 late fee. The Board noted that it was successful in collecting 100% of unpaid dues in 2014. The Board approved the financial statements and thanked Ms. Stone for her continuing excellent work as Treasurer.

6. **Safety.** Mr. Sadwith noted that the police believe they have arrested burglars who had recently burglarized several homes in Crestmoor and Lowry.

7. **Traffic.** Mr. Sadwith reported the no right turn sign on Sixth Avenue had been modified to limit its effectiveness to Monday through Friday between the hours of 4:00 p.m. and 6:00 p.m. Mr. Sadwith and the Board are still hopeful to secure a three-way stop at Krameria and Crestmoor Drive at Crestmoor Park. The Board believes there is a significant safety concern, especially when the Park is heavily utilized for soccer games.

8. **Crestmoor Signage.** Mr. Sadwith thanked Mr. Withers, *in absentia*, for repairing a corner sign at Kearney and Southmoor. He also thanked Mr. Withers for his involvement in the repair of the signage on the sandstone entry monuments.

9. **Boulevard One.** Ms. Stone noted that apparently new berms have been constructed along Monaco south of First Avenue, which is advantageous to street views and neighborhood preferences, but inconsistent with prior plans of the developers.

10. **Cedar and Monaco.** Mr. Sadwith reported at length on neighborhood meetings and plans of the developer to cut back density to 50 apartment units and 25 townhome units. Mr. Sadwith discussed plans for future meetings with developers and thanked Ms. Susman for her continuing involvement in the process. The developer, in addition, has agreed to abide by

materials and design guidelines (but not setbacks) in the Crestmoor Covenants if his plans are supported by Crestmoor Filing 2. Mr. Sadwith reported that Mr. Fisher suggested finding additional alternatives for greater collaboration among the associations and the developer to foster a less strident atmosphere. Mr. David Foster, the lawyer representing the developers, agreed with that approach and encouraged additional meetings.

11. **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