

**MINUTES OF**  
**REGULAR MEETING OF**  
**BOARD OF DIRECTORS**  
**CRESTMoor PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION**  
**(Date: October 21, 2015)**

The regular meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on October 21, 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 Withers, Chris Penney, and Robert Brown.

2. **Approval of Minutes.** Mr. Brown noted that the Minutes for the April 14, 2015 meeting had been previously approved by the Directors.

3. **Architectural Committee Report.** Mr. Deline gave the Architectural Committee Report.

a. **60 Kearney.** After contacting the owners who were remodeling their home about the trash dumpster located in the street, the owners agreed to have the dumpster moved onto their property as provided in the Design Guidelines.

b. **90 Jasmine.** Neighbors noted a ripped out driveway and informed Mr. Deline about proposed changes to the façade of the home. Mr. Deline contacted the owners, who have promised to submit architectural plans through Crestmoor's submission process.

c. **80 S. Ivy.** Mr. Deline was informed of improvements being commenced on the property. The owner had not submitted plans through the Crestmoor submission process. Mr. Deline contacted the owner, who told Mr. Deline he would submit plans for approval.

d. **2 Ivanhoe.** The owner requested permission to construct a privacy fence set back approximately 15' from Holly Street. As a corner lot, both Ivy Street and Holly are deemed to be streets having front lot setbacks, and the proposed fence would encroach significantly into the setback. The owner asserted that the fence would simply match the fences along Holly Street to the north of Ivy. However, all of the residences to the south of the owner's lot front on Holly and observe the subdivision's setbacks. Mr. Deline reported he contacted the owner and explained the Board's lack of authority to grant such a significant variance, noting only two exceptions to fence restrictions in the front lot setback. One is a low open fence in place for decades and a second is a fence constructed as a requirement under Colorado's fair housing statute.

e. **6120 E. Third Avenue.** Mr. Deline reported a history regarding proposed improvements and objections of a neighbor to extensive property improvements. No plans have been submitted. Mr. Deline mailed the owners a notice regarding the need to submit plans for the proposed improvements on September 8, 2015. No response has been received and Mr. Deline will follow-up.

f. **Removal of Mature Trees.** Two Crestmoor residents, Rick Sharpnack and Warren Henson, have contacted the HOA regarding the removal of all vegetation from a lot, including mature trees which provided visual screening from neighbors. Messrs. Withers and Brown met with Mr. Sharpnack and Mr. Henson in early September to discuss their concerns. At Mr. Brown's request, Mr. Henson, with the assistance of neighbors, has submitted draft language to assist in preserving mature trees in the subdivision. Mr. Deline asked the Board to approve engaging Baer and Hickman to make recommendations as to what modifications to the Design Guidelines might be possible to encourage consultation with neighbors or other ameliorative measures to encourage retention of mature trees. The Board acknowledged the lack of authority to prohibit homeowners from removing trees from their property (subject to applicable Denver ordinances), but believe some intervention may be helpful to foster, promote, and continue the park-like milieu of Crestmoor. The Board unanimously approved engaging Baer and Hickman.

4. **Lowry Boulevard One – Affordable Housing.** Marcus Pachner, a consultant to Lowry Redevelopment Authority regarding the Boulevard One project as well as a consultant to Denver Housing Authority and Volunteers of America, requested an opportunity to address the Board regarding a proposed zoning request being made to permit an affordable housing development along the southerly border of Boulevard One. Present with Mr. Pachner to make the presentation to the Board were Jerry Durham of DHA, Lindi Sinton of VOA, and Doug Snyder, Development Director of VOA.

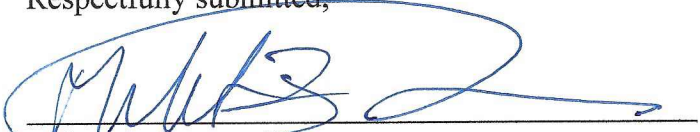
Currently, the approximately two-acre parcel along the south boundary of Boulevard One intended for use as affordable housing, including 20 units for formerly homeless housing, is zoned GMU3, permitting a maximum height of three stories. The developers propose rezoning as GMU5, permitting a 65' height which will translate to an approximately five-story building. The intended use of the property will be for 72-80 affordable housing units. The parking ratio required by the City is one space per unit, but the plan is to have approximately 98 surface spaces. Mr. Durham noted that, with an affordable housing project, the City permits a parking ratio as low as one-half space per unit, but he acknowledged this would not likely be practical in a suburban, rather than downtown, location. The approximately \$17-18 Million project would be managed by VOA with an onsite manager. Mr. Pachner emphasized the need for haste to secure tax credit funding through CHFA during the current funding cycle which ends in February, and this will require a zoning request to pass the Planning Board process. Mr. Sadwith noted the prior objections of the Association to five-story projects across Monaco Street from Crestmoor Park and did not believe there would be a reason to change that position with respect to this project.

5. **Car Break-Ins.** The Board noted the recent car break-ins in the Crestmoor neighborhoods and concurred in the recommendations made by Covenant Community that

residents need to protect themselves by locking cars and not leaving valuables or electronics in view.

6. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 7:15 p.m.

Respectfully submitted,



Robert L. Brown, Secretary