

MINUTES OF
ANNUAL MEETING OF HOMEOWNERS
OF
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION

(Date: June 2, 2016)

The Annual Meeting of Homeowners of Crestmoor Park (2nd Filing) Homes Association (the "Association") was called to order by the President of the Board of Directors of the Association, John Sadwith, on June 2, 2016 at approximately 6:35 p.m. at Temple Emanuel, 51 Grape Street, Denver, Colorado. John Sadwith, Board President, introduced the other members of the Board to the members present: Tom Deline, Julia Stone (noting that this was her last official act before leaving the Board), Chris Penney, Stuart Gottesfeld, and Board candidate, Matt Garth.

1. **Thanks for Assistance.** Mr. Sadwith thanked Giancarlo Macchiarella of Locanda del Borgo, the neighborhood restaurant located at Third Avenue and Holly Street, for supplying pizza and other refreshments for the members; Temple Emanuel for once again permitting the Association to hold its Annual Meeting at its facility; Councilperson Mary Beth Susman and her assistant for being supportive of the Association during the past year; JBK Landscape and Mark Kramer for beautifully landscaping the islands for only the cost of materials; and Mike Gargaro of Covenant Community Services for providing regular security patrols.

2. **President's Report.**

a. Mr. Sadwith noted another entry sign was missing at Monaco and First Avenue. He described how the Association was replacing the entryway signs at Locust and Sixth and the two Monaco entrances to match the ones purchased two years ago with the replacements being better designed to resist vandalism.

b. Mr. Sadwith announced that the Public Works Department was connecting the bike and walking path around the circumference of Crestmoor Park (across from the swim club) and welcomed a new District Park Manager, Brian Nevins.

c. Members asked Mr. Sadwith about the viability of spraying the neighborhood as a mosquito control measure. Mr. Sadwith researched the efficacy of spraying with the City of Denver and learned that spraying is not effective and may be environmentally harmful. Mr. Sadwith made available a handout at the meeting providing information as to how best to minimize mosquitos, generally by eliminating all sources of standing water however tiny and including calling 311 to report potholes that retain standing water.

d. Mr. Sadwith noted that Police Department District 3 had a new Community Resource Officer, Mark Borquez, and welcomed him to the meeting. Mr. Sadwith noted that car break-ins and illegal entries were on the rise. Mr. Sadwith emphasized the need to have all residents report all such incidents to build an accurate database in the Police

Department's records, and by reflecting the total scope of the issue, the neighborhood would receive increased police attention.

e. Mr. Sadwith noted that burglaries had increased in both Hilltop and Crestmoor last year and congratulated the police on making recent arrests which appear to have dramatically ameliorated the issue. Officer Borquez provided additional information (see below).

f. Mr. Sadwith reminded neighbors of the 72-hour abandoned vehicle parking ordinance.

g. Mr. Sadwith reminded members to keep sporting equipment, such as basketball hoops, out of the public right-of-way.

h. Mr. Sadwith, responding to multiple complaints about peddlers in the neighborhood, including many roofing companies and CenturyLink, noted that peddlers needed both a Denver permit and identification. He also pointed out that if a homeowner posts his/her property with a "No Trespassing" sign that should be honored by peddlers.

i. Mr. Sadwith reported on two recent storms that included microbursts causing 50 to 60-year-old spruce trees to topple and break power lines. (See the discussion below regarding the possibility of undergrounding power lines.) Mr. Sadwith emphasized that if a homeowner's home loses power, it is important that it be reported to Xcel. Xcel monitors reports of power outages and responds with resources first to areas having the more significant number of outages.

j. Mr. Sadwith reported on the status of the Cedar and Monaco development. He noted that he had invited Mr. Kudla to provide current information, but he declined the invitation. The current project is being built to include 25 townhomes and 41 stacked condominiums.

k. Mr. Sadwith stated that Boulevard One would present a status report later in the meeting noting the agreement to down-size the proposed possible five-story buildings to only three, as strenuously lobbied by the Association for several years.

l. Mr. Sadwith reminded neighbors to request contractors performing services to park in a safe manner and, particularly, to avoid blocking sight lines near corners.

3. **Architectural Control Committee – Tom Deline.** Mr. Deline presented the annual report, noting that 13 new construction or major renovation projects had been approved during the prior year.

Mr. Deline noted that the ACC and the Board were working on modifying the Design Guidelines which were originally introduced in 2011. In particular, he noted the need to include the requirement of a landscape demolition plan related to major construction projects and to better define outbuildings and ancillary structures.

Mr. Deline noted that the number of major construction projects has continued to increase over the last several years again emphasized and enhanced the desirability of the Crestmoor neighborhood.

Mr. Deline requested homeowners to notify the ACC if a neighbor commences a construction project without circulating plans to the neighbors, since that would imply the failure to secure ACC approval.

4. **Treasurer's Report – Julia Stone.** Ms. Stone delivered a report of the Association's financial situation as of the end of 2015, noting a cash balance equal to approximately one year's operating budget and that there were no dues receivable. In response to a question, she noted that architect revenue associated with the ACC and expense were always equal, but that, because of timing differences, the financial statements might show a small item of income or loss in a particular year.

Ms. Stone noted increased costs in the areas of landscaping, security patrols, and signage replacement. Although the Association operated at a deficit of only \$400.00 for 2015, it was clear that 2016 net dues receipts will not cover 2017 operating expenses.

In response to a question concerning snow removal contracts, Mr. Sadwith explained that to have a contract that would commit a snow plow company to plow required the Association to pay for such plowing even when the snow accumulation was as low as three inches, making it an extremely expensive proposition. He also noted that it was very impractical to have snow plowed when the snowfall was major, such as an accumulation of a foot or more, since the snow plow companies all attended to their contracted customers first.

Ms. Stone moved that, to cover future expense shortfalls, dues be increased to \$125.00 per home per year beginning January 1, 2017. The motion was properly seconded and passed unanimously by voice vote.

5. **Election of New Board Members.** Mr. Sadwith offered the nomination of Matt Garth to be elected as a Director and Treasurer replacing Julia Stone and to re-elect Stuart Gottesfeld as a Director. A formal motion was made, seconded, and passed by unanimous voice vote.

6. **Security Services.** Mike Gargaro presented a report of his company's security services for 2015, reporting 98 open garages reported of people in the open garage door notification program and 68 contacts where homeowners were not in the program. He also reported 64 vacation home checks during the year. He noted the largest concern was the number of burglaries and car entries (often cars not being locked).

7. **Community Relations Officer.** Officer Mike Borquez, an officer with 17 years Denver Police Department experience, became a Community Relations Officer eight months ago. He reiterated the importance of keeping garage doors closed, the vacation watch service, and emptying contents from vehicles that are parked. He also emphasized the importance of everyone paying attention to their neighbors and their surroundings. He congratulated the District Attorney's Office and District 3 detectives with bringing a major indictment ending in 28 arrests of top leaders of a burglary ring that has committed thousands of crimes, not only in

the Hilltop/Crestmoor area but in multiple jurisdictions, both inside and outside of Denver. Officer Borquez noted the Police Department's use of nextdoor.com to get information to residents. Officer Borquez was pleased to know that the Association had a well-developed e-mail distribution list used by Mr. Sadwith and other officers to broadcast community-related information to residents.

8. **Public Works Department – Undergrounding Utilities.** Terry Goodwin of Denver Public Works reported that Xcel budgets 1% of gross revenue budget to underground electrical utilities. However, undergrounding utilities in residential areas is nearly impossible since all homeowners backing onto the lines along a two block segment must agree to the undergrounding, which also requires each homeowner to pay (a significant amount) to underground electrical service entry into their homes, which also often requires a significant upgrade to that home's electrical service at additional significant expense.

9. **Boulevard One.** Dave Andrews reported on the status of the Lowry Redevelopment project and, in particular, the remaining parcel bordering Monaco previously planned to be zoned CMX5 (permitting five-story mixed-use buildings) to GMX3 (permitting a maximum height of three stories). The project currently calls for 100 condominium units and a small group of townhomes. The zoning request will be submitted to the Planning and Zoning Department in September. He reported that Lowry Boulevard was currently in construction between Quebec and Monaco and was due to open in 2017. Following that, First Avenue will be reconfigured as a lower capacity city street integrated with the neighborhoods both to the north and the south.

In response to a series of questions, Mr. Andrews provided the following information:

- The maximum residential unit density for the entire Boulevard One project continues to be limited to 800 units.
- The only retail in the new GMX3 Zone will be a maximum 3,500 square foot restaurant planned for the west end of the north building and having a separate parking area.
- The berms along Monaco will be re-landscaped.
- The north-south streets running through Boulevard One cannot go past Archer Street because of lack of available connections to Alameda.
- The wetland area on the east of the project is being moved to a more central location to the west and will be part of Central Park.
- Mr. Andrews is hopeful the retail planned at the northeast corner of the project will be an improvement compared to Lowry Community Center.
- The maximum improvements that may be built in a GMX3 Zone of the planned configuration is a 45' height (three stories) and 110 units. The GDP calls for a 100' setback from Monaco.

- The telephone number for Lowry Redevelopment Authority is (303) 343-0276.

10. **Councilwoman's Report.** Mary Beth Susman reported on a variety of recent matters of concern to homeowners.

In response to questions, Ms. Susman provided the following information:

- Ms. Susman noted that RNO representatives received notices with respect to all zoning applications in the RNO area. She also noted that the Buckley Annex project has published more information prior to filing a zoning request than anywhere in Denver, and that this information has been produced over a period of five years. In response to questions about the lawsuit related to Monaco and Cedar, Ms. Susman noted that she voted against the development and the judge held that Ms. Susman had acted fairly and impartially.
- Additional parking for the Lowry Library will be provided across First Avenue.
- Park Burger did receive a liquor permit to serve hard liquor.
- The wastewater fee increase was necessary for the upper and lower Montclair Basin which is fed by Park Hill, Mayfair, and surrounding areas. The average cost per household will be \$23.00 per year for a five year period.

Mr. Sadwith thanked Ms. Susman for her service and assistance to the Association over many years.

[Mr. Sadwith adjourned the business meeting of the members and invited presentations from candidates for the State Legislature and Denver District Attorney positions]

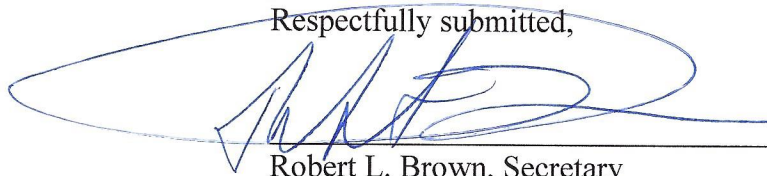
11. **Introduction of Candidates.** Mr. Sadwith next introduced eight candidates for the State Legislature and Denver District Attorney position, giving each a two minute opportunity to present, which presentations were followed by a line-up of the candidates responding to Association member comments and questions. The format and presentations, including the question and answer period, were extremely well-received, with many Association members remaining to participate. The following were the candidates present:

- State Senate District 31:
 - Erin Bennett
 - Lois Court
 - Steve Sherick
- House District 6

- Chris Hansen
- Jeff Hart
- Denver District Attorney
 - Kenneth Boyd
 - Michael Currigan
 - Beth McCann

12. **Adjournment.** There being no further business to come before the meeting, the meeting adjourned at approximately 9:00 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'R. L. Brown', is written over a horizontal line. The signature is enclosed within a large, hand-drawn blue oval.

Robert L. Brown, Secretary

Attachments: Notice of Annual Meeting
Architectural Committee Report
2015 Financial Statements

**CRESTMoor PARK (2ND FILING) HOMES
ASSOCIATION**

www.CrestmoorParkTwo.org

NOTICE OF ANNUAL MEETING

The Annual Meeting of the Crestmoor Park (2nd Filing) Homes Association will be held on Thursday, June 2, 2016 at 6:30 p.m. at Temple Emanuel, 51 Grape Street. There will be a motion to increase dues to \$125 per year, an update on Cedar & Monaco, Boulevard One, security issues and other neighborhood concerns. Our current legislative representative and candidates for state senate, state house of representatives and district attorney will be invited to address the group at the conclusion of the business meeting. Owners of any property who are more than 30 days delinquent in their dues payment and/or late fees are not eligible to vote at the annual meeting.

PROPOSED

Board Member Election – Term Expiring 2019

Matt Garth
Stuart Gottesfeld

CONTINUING BOARD MEMBERS

Term Expiring 2017

Bob Brown
John Simonet
Chris Withers

Term Expiring 2018

Tom Deline
Chris Penney
John Sadwith

Homeowners have the right, and are strongly encouraged, to nominate other candidates as well. Nominations should be submitted to the Association by mailing them to 245 Kearney St., Denver, CO 80220, along with five supporting signatures of non-delinquent members of the Association and a letter of acceptance from any nominated person. These nominations must be received by the Board at least fifteen (15) days prior to the Annual Meeting.

E-MAIL

The most efficient way to communicate with you is through email. Matters of neighborhood importance and safety are now sent via email. If you have not done so please send your email address, your name and your home's physical address to John Sadwith johns@ctlanet.org or fill out the enclosed form and return it to John Sadwith.

APPROVAL OF PLANS

Members are again reminded that the Board of Directors, through the Architectural Review Committee, is charged with the responsibility of reviewing and approving, prior to commencement of any exterior work, proposed plans for additions or improvements to properties. A licensed architect reviews the plans and a fee is charged for the review. Homeowners contemplating improvements or changes to the exterior of their homes, fences, walls or other structures should review the applicable Design Guidelines and Covenants with their architect and builder. Contact Tom Deline, Chairperson (303-743-0100) in advance of the intended construction start to allow for the review and approval process.

- The Crestmoor 2nd Filing Design Guidelines and submittal procedures are available on our website at www.CrestmoorParkTwo.org.
- When renovating, please have construction materials and dumpsters placed on your property or driveway and not on the street.

CEDAR & MONACO & BOULEVARD ONE

There will be an update on the projects at Cedar & Monaco and Boulevard One.

FINANCIAL STATEMENT

A copy of the January 1 – December 31, 2015 Financial Statement is enclosed.

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NEIGHBORHOOD MATTERS

- Please thank Crestmoor resident Mark Kramer of JBK Landscape for continuing to maintain our entry islands at no charge. Mark and JBK can be contacted at (303) 751-0192 or visit their website at www.jbklandscape.com.
- Covenant Security Services continues to provide our security patrols. They can be reached at 303-552-9027. If you ask to be placed on the open garage door program they will notify you when their patrol discovers your garage door open.
- For your information, city ordinances allow construction only between the hours of 7:00 a.m. and 9:00 p.m.
- It has come to the attention of the Board that numerous homes within the neighborhood store their trash cans in open view of the street. The Board requires that trash cans either be kept in the garage or in a screened in area so as to not allow a view of trash and trash cans from the street. The Covenants and City Ordinances state that all trash cans must be concealed. A schedule of trash and recycle pick-up can be found at www.denvergov.org/trashrecycling
- Homeowners whose lot line abuts Holly Street or Monaco Parkway are reminded to take care to keep their fences in good repair and to mow or remove all weeds and debris from both sides of any fence in order to improve the neighborhood appearance.
- Please notify us if it appears a neighbor may be preparing to pour a sidewalk. This will help us maintain one of the unique characteristics of our neighborhood, no sidewalks.
- Parking of vehicles in the street over a 72-hour period, and the parking of any large commercial or recreational vehicles, either on the street or in driveways for an extended period of time, is in violation of Denver traffic and/or zoning ordinances.
- It is a violation of city ordinances to place sports equipment in the street or drainage pans without a city permit.
- Crestmoor has a web page. Neighborhood announcements will be posted periodically on this page. The address is www.CrestmoorParkIwo.org. Chris Penney cpenny14@gmail.com is the webmaster.
- A big thank you to Councilwoman Mary Beth Susman and her office, particularly Genevieve Kline, for all their help with neighborhood matters during the last year.

IMPORTANT PHONE NUMBERS

City Services:	311
Police District 3 (non Emergency):	720-913-1300
Denver Parks - Montclair District (Crestmoor):	303-331-4038
City Council District 5:	720-337-5555
Covenant Community Services (Security Patrol)	303-552-9027

We would like to thank Restaurant Locanda Del Borgo at 3rd & Holly, Café Mercato in Lowry at 7561 E. Academy Blvd. and Chef Giancarlo Macchiarella for sponsoring this mailing.
Please visit www.locanda-del-borgo.com and www.cafemercato.com for more information.

9:33 PM
02/16/16
Accrual Basis

Crestmoor Park Homes Assoc (Filing 2)
Profit & Loss Prev Year Comparison
January through December 2015

	<u>Jan - Dec 15</u>	<u>Jan - Dec 14</u>	<u>\$ Change</u>	<u>% Change</u>
Income				
4000 · Dues Income	48,600.00	48,600.00	0.00	0.0%
4400 · Architectural Review Income	4,550.00	3,100.00	1,450.00	46.77%
4500 · Transfer Fee Income	1,800.00	2,000.00	-200.00	-10.0%
4600 · Interest Income	71.10	45.62	25.48	55.85%
4800 · Late Fees	290.00	1,165.00	-875.00	-75.11%
4900 · Other Income	350.00	350.00	0.00	0.0%
Total Income	<u>55,661.10</u>	<u>55,260.62</u>	<u>400.48</u>	<u>0.73%</u>
Expense				
6000 · Bookkeeping Services	2,117.50	2,506.98	-389.48	-15.54%
6030 · Bank Charges	100.80	60.00	40.80	68.0%
6050 · Board Expense	87.00	194.42	-107.42	-55.25%
6060 · Donations	0.00	300.00	-300.00	-100.0%
6100 · Annual Meeting Expense	484.41	108.33	376.08	347.16%
6120 · Architectural Review Expense	4,950.00	3,650.00	1,300.00	35.62%
6145 · Insurance Exp	2,290.00	2,100.00	190.00	9.05%
6150 · Legal Fees	0.00	293.00	-293.00	-100.0%
6155 · Licenses & Fees	0.00	10.00	-10.00	-100.0%
6200 · Printing Expense	370.15	214.50	155.65	72.56%
6300 · Postage and Box Rental	271.95	0.00	271.95	100.0%
6350 · Professional Fees	0.00	3,558.09	-3,558.09	-100.0%
6500 · Landscape Maintenance-Islands	8,233.32	5,849.67	2,383.65	40.75%
6550 · Signage Repairs/Maintenance	2,009.00	0.00	2,009.00	100.0%
6600 · Security Patrol	33,775.74	28,201.96	5,573.78	19.76%
6700 · Miscellaneous Expense	420.80	446.75	-25.95	-5.81%
6800 · Taxes - Federal	86.00	7.00	79.00	1,128.57%
6900 · Taxes - State	4.00	2.00	2.00	100.0%
Total Expense	<u>55,200.67</u>	<u>47,502.70</u>	<u>7,697.97</u>	<u>16.21%</u>
Net Income	<u><u>460.43</u></u>	<u><u>7,757.92</u></u>	<u><u>-7,297.49</u></u>	<u><u>-94.07%</u></u>

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Balance Sheet
As of December 31, 2015

	<u>Dec 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Checking Account	11,225.86
1025 · Money Market	<u>41,144.17</u>
Total Checking/Savings	52,370.03
Accounts Receivable	
1100 · Dues Receivable	<u>-390.00</u>
Total Accounts Receivable	<u>-390.00</u>
Total Current Assets	<u>51,980.03</u>
TOTAL ASSETS	<u><u>51,980.03</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	51,519.60
Net Income	<u>460.43</u>
Total Equity	<u>51,980.03</u>
TOTAL LIABILITIES & EQUITY	<u><u>51,980.03</u></u>