

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

(Date: March 8, 2016)

The regular meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association on March 8, 2016 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, John Simonet, and Robert Brown.

Also present was Matt Garth, who is considering joining the Board and becoming the Treasurer of the HOA in replacement of Julia Stone, and Luke Taylor-Brown, owner and architect of 235 Krameria.

2. **Introduction of Matt Garth.** John Sadwith briefly introduced Matt Garth as the possible successor to Julia Stone. Mr. Garth briefly described himself as an accountant employed by a U.S. Government agency.

3. **Architectural Committee Report – 235 Krameria.** Luke Taylor-Brown, an architect and owner of 235 Krameria, was introduced by Tom Deline. Mr. Deline reported that Mr. Taylor-Brown presented plans for a remodel of his family's residence to Bob Hickman. The application for plan approval was denied because the plans called for a predominantly stucco exterior, which is expressly inconsistent with the Design Guidelines. Mr. Deline also expressed the concerns that the windows planned were too contemporary.

Mr. Taylor-Brown indicated that his purpose in his design was to maintain a single level, ranch-style house, adding an additional approximately 500 square foot rear addition to provide extra space for his family. He intends to keep the massing of the project as a ranch, including proportionate windows and roof shapes. The purpose of using stucco was to mask the "weeping mortar" brick construction.

Mr. Withers suggested use of a "mortar wash" that was more like an exterior plaster and might provide an appearance consistent with the Design Guidelines and achieve the results desired by Mr. Taylor-Brown. Mr. Withers also suggested that the windows had a look that was too industrial, which emphasized the objectionable contemporary look.

Mr. Taylor-Brown left the meeting. See Item 5, below, regarding the Board's discussion of the Taylor-Brown proposal.

4. **Financial Statements.** Mr. Sadwith gave a brief financial report in Ms. Stone's absence, noting that 2015 resulted in an approximately \$460.00 surplus compared to \$7,000.00 the prior year. That difference was attributable to expenses for signage (\$2,000.00), security (\$5,000.00), and island landscaping and maintenance (\$3,000.00).

5. **235 Krameria – Discussion.** The Board, after significant discussion, agreed that the proposed windows were acceptable and that the mortar wash suggested by Mr. Withers likely would be acceptable. The Board concluded that a proposed landscaping wall in the front setback should be removed. The Board approved Mr. Taylor-Brown's desire to preserve the ranch style. Mr. Withers pointed out that ranch windows traditionally would have been "sliders." John Simonet moved to approve the plans with the removal of the landscaping wall and the use of mortar wash instead of stucco. The motion passed unanimously.

6. **Farmers Market.** Mr. Sadwith reported no update on the proposal to sell farm produce for pickup from an address in Crestmoor.

7. **Architectural Committee – 6120 E. Third.** Mr. Deline noted that the owners were resubmitting a design based upon meetings with the ACC, and the owners were currently submitting revised plans for neighbors' approval.

8. **Architectural Committee – 425 Kearney.** Mr. Sadwith and Mr. Deline noted that the ACC had received objections from neighbors to the proposed new construction. Mr. Hickman's report cited principal issues of the use of wood siding; the farmhouse design was inconsistent with a two-story glass atrium joining the garage and house; and the proposed standing seam roof is expressly not allowed by the Design Guidelines. Mr. Hickman's report recommended denial of approval, and the Board concurred. Mr. Deline will draft a denial letter.

9. **Cedar and Monaco Development.** Mr. Sadwith ran into David Foster, the lawyer/lobbyist representing Metropolitan Homes, the builder of the proposed Cedar and Monaco project. They discussed the lawsuit and appeal. Mr. Foster has proposed discussing a settlement with the plaintiffs/homeowners changing the multi-family portion to condominiums, as opposed to the currently planned apartments. Mr. Sadwith spoke to Greg Kerwin, the homeowners' lawyer, regarding the possibility of settlement.

10. **Crestmoor Park Path.** Mr. Sadwith reported that the circumferential path around Crestmoor Park would be completed by Public Works this year, joining the termini of the existing two extent segments. Mr. Sadwith expressed his thanks to Denver Public Works.

11. **Landscaping.** Mr. Sadwith reported that island garden plants have been pre-ordered. Mr. Sadwith is working with the City on replacing trees on the entry islands, but the City is not providing the necessary approvals.

12. **Burglaries.** Mr. Sadwith reported a significant increase in burglaries in Hilltop and his efforts to share his concerns with the police. Shepard Nevel is involved to assist the Hilltop and Crestmoor neighborhoods. (The Board briefly discussed the status of the agreement regarding the front yard fence at the Nevels' residence.)

13. **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