

**MINUTES OF  
REGULAR MEETING OF  
BOARD OF DIRECTORS  
CRESTMOR PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION**

**(Date: April 12, 2016)**

The regular meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on April 12, 2016 was called to order by John Sadwith, Chairman of the Board, at the home of Mr. Brown at 6:10 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, Chris Penney, John Simonet, and Robert Brown.

Also in attendance were representatives of the Boulevard One project, Monty Force, Marcus Pachner, and Matt Mahoney of BuildMark Development.

2. **Boulevard One Report.** Messrs. Force, Pachner, and Mahoney were present to discuss the proposed development of the two mixed-use parcels on either side of Lowry Boulevard immediately east of Monaco Parkway. Mr. Force described a proposal to construct approximately 100-110 condominium units and a restaurant in two three-story structures and a seven unit townhome structure on the lots that had previously been considered for five-story apartments or condominiums above mixed-use retail. Proposed rezoning will be GMX-3, which is a less intensive use category than CMX-3 or CMX-5. The buildings will be set back 100' from Monaco Parkway. In response to a question from Mr. Simonet, the intersection at Lowry Boulevard and Monaco Parkway will be a full movement signalized intersection. In response to Mr. Sadwith's question, the westerly facades of the two multi-family buildings will be patios and glass with some setback, not a solid brick wall.

Mr. Mahoney described the southerly condominium building as containing approximately 60 units with underground parking and an approximately 3,000 square foot restaurant at the westerly end, served by a 35 space parking lot. The northerly building will contain approximately 40 condominium units with underground parking. The seven unit townhome building further north will have individual underground parking spaces for each unit below-grade. Mr. Mahoney indicated limited on-street parking availability on Lowry Boulevard and that parking would be provided based upon a 1.5 parking space per unit ratio based upon Lowry Design Guidelines, which will provide significantly greater parking than City Ordinances require.

In response to Mr. Simonet's questions regarding signage, Mr. Mahoney indicated that the City Code would be followed, that because Monaco was a parkway, the signage code was more strict than on other streets, and that there would not be signage above the first floor.

Mr. Sadwith invited the developer to present at the upcoming Annual Meeting of Members.

3. **Architectural Committee Report.**

a. **60 Kearney.** The owners and neighbors are considering requesting a privacy fence along the rear property lines of their respective lots. The Board unanimously determined that if the neighbors agreed on an over-height fence and the City granted a building permit for such over-height fence, the Board would not take action to oppose. Mr. Deline will inform the neighbors by letter and note that the Board's decision is not binding on individual homeowners under the Covenants.

b. **425 Kearney.** Mr. Deline reported that no new plans had been submitted since the denial letter. The owners have sent a notice to neighbors regarding possible demolition. Mr. Deline is anticipating a resubmittal.

c. **Bob Hickman Engagements.** At Mr. Deline's request, Mr. Hickman is preparing (i) language requiring a landscape plan in connection with major front yard landscaping improvements; (ii) guidance regarding approving retaining walls in the front yard where a need is driven by the lot's topography; and (iii) improved language to define permitted improvements in side lot setbacks in the rear portion of lots based upon language in the Covenants. Mr. Deline is also recommending that the Guidelines be modified to change from 20 days to 30 days the period in which the ACC has to respond to plan submission requests without the plans being deemed approved.

4. **Signage.** Mr. Sadwith located a replacement letter "C" to replace one removed from the 1<sup>st</sup> and Monaco island. Mr. Withers installed the replacement.

5. **Dues Increase.** After discussion at the prior meeting regarding anticipated annual financial shortfalls, Mr. Sadwith suggested that the Board recommend a dues increase from \$100.00 per year to \$125.00 per year at the Annual Meeting. The Board approved unanimously.

6. **Annual Meeting.** Mr. Sadwith recommended an Annual Meeting date of June 1, 2016 or June 2, 2016 and will contact Temple Emanuel to determine its availability for the meeting. Mr. Sadwith summarized the proposed agenda, including inviting candidates running for office in November, updates on Boulevard One and Cedar and Monaco, and approval of the dues increase.

7. **Minutes.** The Minutes for the March 8, 2016 meeting were approved with modifications.


8. **Farmers Market.** The neighbor requesting the ability to have persons pick up produce at her residence indicated she had contacted her neighbors, all of whom approved the pickup arrangements. The Board approved the pickup arrangements for this year.

9. **Xcel Outages.** During the recent storm, multiple homeowners were left without power and contacted John Sadwith as well as Xcel directly (as directed by Mr. Sadwith). As the outages continued as shown on Xcel's maps on a fairly widespread basis in the Crestmoor area,

Mr. Sadwith contacted Councilman Mary Beth Susman, who promptly contacted Xcel. Xcel responded promptly and electric power was restored expeditiously.

10. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,



Robert L. Brown, Secretary