

**MINUTES OF  
REGULAR MEETING OF  
BOARD OF DIRECTORS  
CRESTMoor PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION  
(Date: July 12, 2017)**

The regular meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on July 12, 2017 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, Matt Garth, John Simonet, Stuart Gottesfeld, and Robert Brown.

2. **Architectural Control Committee Report.**

a. **155 Jasmine.** Mr. Brown recited the history of communications with the owner of 155 Jasmine, David Wells, who was requesting assistance in finding a solution to permit building a porch approximately 32' long and 8' deep along the front of his home, built at the building setback line despite clearly being an encroachment under the Declaration and Design Guidelines and under the Board policy regarding open vestibules adopted April 25, 2017. Mr. Brown had invited Mr. Wells to attend the meeting, and Mr. Wells' arrival was anticipated at about 6:30 p.m.

b. **101 Kearney.** Mr. Deline reported that the developer, Steve Brown, needed to make substantial revisions to plans for the now vacant lot, since the initially submitted plans contained substantial intrusions into Crestmoor-mandated setbacks.

c. **50 S. Ivy.** This is also a Steve Brown developer project, and review of its plans is continuing.

d. **425 Krameria.** The plans for a new building submitted by the Iris Group have been approved by the ACC.

e. **475 Krameria.** Also an Iris Group property, Mr. Deline reported its plans for a new build were approved.

f. **240 Leyden.** Mr. Deline reported that the ACC would approve reconstruction/new construction consistent with existing historical encroachments into setbacks if the owner secured written approval of neighbors. At least two neighbors object.

g. **122 Krameria.** The request to replace an existing glass and wood covered patio/sunroom was previously approved by the ACC, with the caveat that the owner utilize brick on the side of the addition to match the existing home on the south side. The owner

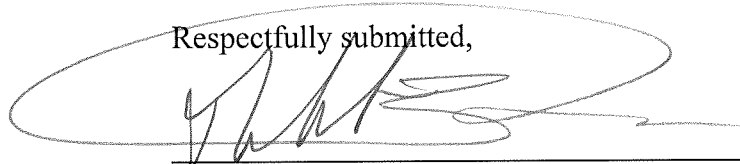
requested reconsideration to continue the use of wood. The Board voted to permit the use of siding in place of brick if it were painted to match the brick, in light of the existing materials use and lack of significant visibility from the street.

3. **Crestmoor Park Cleanup Project.** Mr. Sadwith reported on the efforts of 32 Crestmoor neighborhood volunteers on Saturday, July 8, 2017, including trash pickup, painting trashcans and park tables and related seating, and mulching trees. John DeRungs agreed to chair the adoption of Crestmoor Park by the Association in anticipating several such volunteer days annually.

4. **155 Jasmine – David Wells.** Mr. Wells joined the meeting to present his request for Board assistance with respect to permitting substantial encroachments into the front setback by an 8' deep, 32' long front porch. The Board and Mr. Wells discussed at length the limitations imposed by the Declaration and Design Guidelines, the lack of ability of the Board to exceed the restrictions of the Declaration, and procedures to be followed if Mr. Wells desired to pursue amendment of the Declaration.

5. **Adjournment.** There being no further business to come before the meeting, upon a motion duly made and seconded, the Board of Directors Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

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

Robert L. Brown, Secretary