

**MINUTES OF  
REGULAR MEETING OF  
BOARD OF DIRECTORS  
CRESTMoor PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION  
(Date: April 10, 2018)**

The regular meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on April 10, 2018 was called to order by John Sadwith, Chairman of the Board, at 245 Krameria at 6:15 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, Chris Penney, Lila Laux, and Robert Brown. Also present at the meeting was the ACC's contract architect, Bob Hickman.

2. **Minutes.** Mr. Sadwith noted that the Minutes of the prior meeting of the Board had been approved through exchanges of e-mail among Board Members.

3. **Report of Architectural Committee.**

a. **20 Jersey.** Mr. Deline noted that the plan submittal for 20 Jersey, a "prairie home" style consistent with the Frank Lloyd Wright School of Architecture, had been rejected, pending review by the Board on account of minor encroachments into the front and side setback. Most of the setback encroachments resulted from the original footprint of the home having been constructed in such setbacks. After extensive discussion by the Board, the Board approved second floor construction above the first floor encroachments, provided that the homeowner received written approval from the adjacent neighbors, including to both sides and across the street from the home.

The Board approved the planned pergola above the front entryway, provided no supporting columns were constructed in the front setback area.

Mr. Deline and Mr. Hickman recommended as a condition of approval that the existing brick in the front entry area be maintained rather than be replaced with additional wood, or that the front entry area be redesigned with an alternative masonry feature.

b. **155 Southmoor.** Mr. Deline reported on this second submittal for a new, large (approximately 92' wide) home that was now nearly all masonry construction. The remaining issue is the requirement that the proposed three car garage in the front of the house be recessed 3' consistent with the Design Guidelines. After significant discussion and comments by Mr. Hickman, the Board affirmed that, as a requirement of approval of the plans, the home be redesigned to recess the three car garage to provide some relief from an otherwise extremely long and substantially uninterrupted front face.

c. **433 Locust.** Messrs. Deline and Brown reported on the construction by the owner of a shed in the rear of the house without an apparent electrical or other permit that appeared to encroach into side and possibly rear setback areas. Mr. Sadwith noted multiple neighbor complaints and that one neighbor reported having called City inspectors on account of the objectionable structure. Mr. Brown described a demand letter to the homeowner regarding the construction without ACC approval and requiring an April 20, 2018 response date.

4. **Construction Hours.** Owners have complained about construction starting too early on the weekends. The Board noted a discrepancy between advice to homeowners in the Compliance Letters and the requirements of the Design Guidelines. The Board noted that the City's hours of construction were not binding on the Association. Mr. Sadwith made a motion that was seconded by Mr. Deline permitting construction from 7:00 a.m. to 7:00 p.m. weekdays and from 8:00 a.m. to 6:00 p.m. on weekends and holidays. The motion was unanimously adopted, and Messrs. Brown and Deline were asked to revise the Design Guidelines and Compliance Letter to be consistent with these construction hours.

The Board also determined to require contractors to post a notice on the construction site containing a telephone number to contact the contractor in the event of emergencies or other issues.

5. **Crestmoor Boundary Signs.** Noting that many Crestmoor boundary street signs had been subject to vandalism over the years, some were wearing out, and they possibly had outlived their original purpose, Mr. Sadwith suggested several alternatives from eliminating them entirely to replacing the wooden posts with more substantial metal posts anchored in concrete and having a more robust sign attachment, as well as a middle road of improving the signs along Bayaud but not along Crestmoor Park. The Board was generally in favor of upgrading some or all of the signs. Mr. Deline was asked to get bids from contractors on the costs to upgrade the signs as described.

6. **Financial Report.** Mr. Garth being absent, there was no financial report. Mr. Garth circulated financial statements through March 2018 to Board Members later in the evening.

7. **Dues Payment Status.** After two written notices to members, the first one of which was e-mailed to those having e-mail addresses of record with the Association, approximately 35 members still had not paid dues. Collection of dues from late paying members places a strain on the Board and increases significantly accounting costs. The Board will make a further request to members in the Notice of Annual Meeting to pay dues promptly. The Board will consider posting the names or addresses of delinquent dues payers beginning in 2019.

8. **Security.** Mr. Sadwith suggested increasing the number of security patrols during May on account of historically increased acts of vandalism in the neighborhood possibly associated with high school graduations. The Board approved the suggestion.


9. **Crestmoor Work Day.** Mr. Sadwith thanked John DeRungs for organizing a work day in Crestmoor Park mulching trees and cleaning up trash. Mr. Sadwith thanked as well the volunteers from the Association who participated.

10. **Annual Meeting.** Subject to the availability of Temple Emanuel, the Annual Meeting of homeowners was set for June 5, 2018 at 6:00 p.m.

11. **Denver Small Area Planning.** Mr. Sadwith reported a telephone conversation with the interim President of Hilltop Homeowners Association to discuss possible involvement in a Denver local area planning program. The relevant neighborhood for Crestmoor also includes Hilltop, Cherry Creek, Belcaro, and Washington Park. Messrs. Sadwith, DeRungs, and Brown will meet with the Hilltop Association President to discuss whether any action should be taken.

12. **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 7:45 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 stylized and somewhat cursive.

Robert L. Brown, Secretary