

**MINUTES OF**  
**REGULAR MEETING OF**  
**BOARD OF DIRECTORS**  
**CRESTMoor PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION**  
**(Date: January 14, 2020)**

The regular meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on January 14, 2020 was called to order by John Sadwith, Chairman of the Board, at 245 Krameria at approximately 6:10 p.m.

1. **Directors in Attendance.** John Sadwith, Mariette Bell, Lyla Laux, Chris Penney, John DeRungs, Jason Hill, Tom Deline, Stuart Gottesfeld, and Robert Brown.
2. **Approval of Minutes.** The Board of Directors reviewed and approved the Minutes of the prior regular meeting.
3. **Director Resignation.** Ms. Laux informed the Board that she was resigning from the Board on account of a heavily increased workload requiring significant travel. On behalf of the Board, Mr. Sadwith thanked Ms. Laux for her work on the Board and presented her with a “Crestmoor” boundary street sign.
4. **Crestmoor Park Work Day.** Mr. DeRungs reported that approximately 10 Crestmoor neighbors participated in the most recent workday at Crestmoor Park and that plans were being made for a workday in the spring.
5. **Review of Financial Statements and Accounts Receivable.** The Board generally discussed collection of accounts receivable, noting nine homes had failed to pay dues for 2019, including one homeowner that was now three years delinquent. Mr. Brown confirmed that a lien had been filed against the latter homeowner and that, after attempts at personal contact, liens would be filed with respect to the other eight Crestmoor homes as well.

Mr. Brown made a motion that any late fees of \$25.00 or less being carried on the Association’s books be excused. The motion was seconded by Mr. Deline and passed unanimously.

The Board discussed the cash balance maintained by the Association and deemed it necessary and prudent as a reserve for possible litigation. Ms. Laux moved that the Board accept the financial statement as presented. The motion was second Mr. Deline and passed unanimously.

In response to a question concerning the decrease in architectural review fees and reimbursement income, Mr. Deline noted that 2019 may have been a slightly busier year for

remodel and new construction requests than 2018, but there were also issues regarding timing between different calendar years.

The Board discussed the small decrease in security expenses, noting the possibility of timing issues as well as Mr. Sadwith having slightly reduced the number of security patrols.

The Board discussed the small increase in landscaping costs. Mr. Sadwith noted that those costs were only related to the actual cost of the flowers used in beds and possibly some increase was due to irrigation repairs.

6. **Banking.** Ms. Bell discussed her and Mr. Sadwith's frustration with current banking relationships at ANB in Cherry Creek and a difficult online website to work with. Mr. Sadwith and Ms. Bell recommended moving the Association's account to Wells Fargo because of its multiplicity of convenient offices and excellent online banking facilities. The Board unanimously resolved to approve the opening of new bank accounts at Wells Fargo with Ms. Bell, Mr. Sadwith, and Mr. Brown having signature/withdrawal authority. The Board requested that Ms. Bell look into insured investments that would pay more than the interest rate offered by ANB. Mr. Hill provided contact information with a bank officer at Wells Fargo, Cherry Creek.

7. **Concealment of Trash Cans.** Mr. Sadwith reported a request from a Crestmoor neighbor that neighbors be notified of both the Denver Ordinance and the requirements of the Crestmoor Covenants that trash cans be stored out of sight of neighbors except on trash collection days.

8. **Weeds.** Mr. Sadwith will notify Crestmoor residents bordering Monaco Parkway and Holly Street to manage weeds and overgrowth on their lots.

9. **Political Signs.** Mr. Sadwith also noted requests from neighbors that the Crestmoor neighborhood be reminded of the City Ordinance and Crestmoor Covenants limiting political signs to periods of 45 days of the date of the relevant election.

10. **Solar Energy Improvements.** Mr. Deline reported on several homeowners who have requested adding solar panels to their rooftops. Mr. Deline noted that Colorado statutes made it nearly impossible for homeowners associations to regulate the placement of solar collection facilities on homes. Mr. Deline also noted recent experiences with several homeowners who were cooperative with Mr. Deline, Mr. Hickman, and the ARC in making modifications to minimize the visual impact of such facilities on their homes.

11. **Traffic Meeting.** Councilwoman Sawyer, in concert with Mr. Sadwith, has scheduled a meeting of Crestmoor residents on January 28, 2020 at Temple Emanuel at 6:00 p.m. to discuss a variety of traffic issues. Mr. Sadwith specifically mentioned his request that the City remove the traffic left turn arrow on northbound Quebec at First Avenue as a way to move traffic from First Avenue to Lowry Boulevard, as well as to remove the sign at Quebec and Lowry Boulevard stating "No Outlet," which is no longer accurate.

12. **Sidewalks.** The Board discussed Crestmoor's qualification for the Denver regulation which excepts certain subdivisions from mandatory sidewalk requirements

13. **Entryway Flowers.** Mr. Sadwith reported that Ms. Grote is working on materials and designs for this year's floral plantings at the principal entryways to the subdivision.

14. **Swim Club.** Mr. Sadwith requested Mr. Penney to add a statement to the Association's website directing inquiries related to the Crestmoor Swim and Tennis Club to that entity and notifying visitors to the site that the Swim and Tennis Club was not under the aegis of the Association.

15. **Architectural Report.** Mr. Deline reported that he and the consulting architect were recommending approval of minor exterior improvements to 22 S. Holly Street.

16. **Matt Garth.** Mr. Sadwith recognized Matt Garth, the former Treasurer and Board Member of the Association, who continued to act as Treasurer for one year after moving from Crestmoor, rendering assistance above the call of duty. Mr. Sadwith asked that the Board approve a gift certificate to a local restaurant in the amount of \$200.00 for Mr. Garth. Ms. Bell moved for approval by the Board, which was seconded by Mr. Penney and passed unanimously.

17. **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 7:12 p.m.

Respectfully submitted,

/s/ \_\_\_\_\_  
Robert L. Brown, Secretary