

MINUTES OF
ANNUAL MEETING OF HOMEOWNERS
OF
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION

(Date: May 29, 2024)

The Annual Meeting of Homeowners of Crestmoor Park (2nd Filing) Homes Association (the "Association") was called to order by the President of the Board of Directors of the Association, Andrew Draper, on May 29, 2024, at approximately 6:00 p.m. The meeting was held pursuant to prior email notice on April 24, 2024, as a Zoom video conference.

1. **Establishment of Quorum.** Mr. Brown, Secretary of the Board of Directors, determined at least 35 Members were participating in the Zoom video conference call, thereby establishing a quorum for the meeting.

2. **Introduction.** Mr. Draper welcomed the participating members to the Annual Meeting and provided a brief summary of the proposed agenda for the meeting. A copy of the final Agenda was circulated to Members on May 26, 2024, by email is attached to these minutes.

3. **Directors.** Mr. Draper briefly introduced the Directors in attendance, each of whom provided a brief introduction:

Andy Draper – Andy has lived in Crestmoor for approximately three years; he, his wife, and three daughters moved from Stapleton/Central Park. He became President of the Association following the retirement of John Sadwith.

Cecilia Retelle Zywicki – Cecilia is serving her second year on the Board; she and her husband are parents of 3- and 5-year-old daughters; they live across from Crestmoor Park and she has seen many of Members participating at the meeting at the Crestmoor Swim & Tennis Club.

Rebecca Kenny – Rebecca has served on the Board for one year; she lives at 125 Monaco Street and has lived in the Crestmoor neighborhood for 23 years.

Mariette Bell – Mariette is Treasurer of the Association and has been on the Board for approximately five years. She lives on South Ivy Street and has been a resident since 1977.

Robert Brown – Bob is the long-term Secretary of the Association having served as a Board member since approximately 1995; Bob and his wife, Martha Rudolph, raised their three sons on Jersey Street having moved in with their then one-year old in May 1986.

Ted Martin – Ted is a two-year resident of Crestmoor and has served on the Board for one year. He assists the Board with financial matters. He and his wife are parents of 6- and 8-year-old sons and live at the corner of Southmoor Drive and Locust Street.

Tom Deline – Tom purchased his home on South Ivy in 1992, and he and he wife Meg have raised four children at that address. Tom notes that he played on Ivy Street as a child at his grandmother's house. He is a past President of the Association and has acted on the

Architectural Review Committee since 1997, a role that he described as starting as the “slowest job” on the Board in 1997, noting a dramatic change development activity that in more recent years.

John Derungs – John has lived in Crestmoor for 30 years, just north of Southmoor Drive on Kearney Street; he has been a member of the Board for five years and assists with interacting with the City with respect to various park-related projects and issues including, more recently, the planned Krameria/Kearney bikeway project.

Absent was Jeff Burnside.

4. **President’s Report.**

(a) *Introduction.* Mr. Draper described the Association being comprised of approximately 480 homes within the boundaries of Crestmoor Park (2nd Filing), noting that Crestmoor Park Filing 1 was a separate, smaller subdivision located immediately north of the boundaries of the 2nd Filing. Mr. Draper noted regular communications and cooperation between the two filings, including with respect to security services.

Mr. Draper noted that in recent years, the ARC and Board have dealt with more than 30 substantial remodels and scrapes/reconstruction of homes in the subdivision. Higher interest rates recently have dramatically slowed the number of these significant projects.

(b) *Security.* Mr. Draper described the termination of the subdivision’s prior security services run by Mike Gargaro, who retired in late 2022. Mr. Gargaro’s employees did not want to continue the business. Mr. Draper’s efforts to coordinate security with the neighboring Hilltop subdivision failed because Hilltop does not have covenants and their association is strictly voluntary.

As described in the 2023 annual minutes, the HOA ultimately contracted with Securitas International to perform daily patrols focusing on identifying specific persons who might be a threat to the community. Currently Securitas patrols the community 3-4 times per day and coordinates the number and timing of patrols with the Board; however, Securitas is not set up to receive notification of possible security issues from Members.

Mr. Draper noted the DPD District 3 is understaffed by approximately 160 police officers necessitating “ruthless prioritization” of calls and attention by District 3 officers. In the event of suspicious activity in the neighborhood, Members are urged to dial 911. With respect to non-crucial issues such as traffic issues, Members should use Denver’s 311 services either online or by telephone. Mr. Draper particularly noted possible “cut-through” traffic issues related to 6th Avenue traffic and use of 3rd Avenue and Krameria to avoid traffic on 6th Avenue and Alameda.

Mr. Draper noted the importance of providing any information about crime to District 3 and Denver 311 because police attention is driven by that data and statistics. It is important that the Association’s Members provide that information to demonstrate police attention is appropriate and justified if so.

Member Andrea Michalski asked Mr. Draper how she should have reported two “incidents” near her house. Mr. Draper responded recommending dialing 911 for emergencies and Denver 311 for non-emergency matters, including the 311 online service.

Later in the meeting, Mr. Deline noted that the ARC encouraged contractors and developers to maintain secure locked and fenced properties to protect against vandalism and against theft of the contractors’ property, including tools, and also to establish with contractors and their workforce knowledge that the subdivision is patrolled by a security service.

Mr. Draper reported his efforts in 2022 to interview multiple security services, noting the absence of response from six of the seven companies he contacted. Securitas was the sole responder.

(c) *Traffic and Bikeway.* Cindy Vancise noted that she observed a driver traveling at possibly 80 miles an hour on Krameria Street and bemoaned the absence of speed humps or islands on that block to slow traffic. She asked what she or other Members of the Association can do. Mr. Draper firmly stated such speeding is unacceptable and said he would email the DPD Resource Officer assigned to Crestmoor and Sam Piper, the Department of Transportation Infrastructure (“DOTI”) employee in charge of the Kearney/Krameria bikeway project.

Mr. Derungs reported a current telephone conversation with Mr. Piper who reported funding availability that might permit the bikeway project to start as early as this summer or next summer. Mr. Derungs noted that, based upon complaints from Members and the Association to DOTI, planned roundabouts on Kearney and Krameria were eliminated from the bikeway plan and the number of bollards being proposed was cut in half. Mr. Derungs noted that DOTI recognized the speeding problem and that there has been only limited response from the City, but prior to recent efforts related to the bikeway, the City had not taken any efforts at all in recent years to slow traffic speed.

Mr. Draper again reminded the Members to continue to report speeding through the neighborhood on 311. He described prior traffic speed and volume studies initiated by the Board resulted in specific recommendations made to the City; however, Denver is extremely averse to installing speed bumps, speed humps, or speed swales; the Board’s describing to DOTI such improvements made in similar neighborhoods, including Greenwood Village, were ignored.

Mr. Andy Simpson, an Association member, offered to form a subcommittee relating to traffic matters within the Subdivision and to act as its chair. On a voice vote, the Board approved establishing such a subcommittee. Mr. Simpson will be in contact with Mr. Draper regarding a specific proposal for the subcommittee, members, and procedures.

(d) *Financial.* Mr. Draper thanked Ms. Bell and Mr. Martin for their great contributions on the financial side of the Association, noting the recent addition of Mr. Martin to the Board as being significant because of his extensive experience in the financial industry on Wall Street and elsewhere.

(e) *Entry and Locust Islands.* Mr. Draper noted that the Denver Department of Public Works has significantly cut back on maintenance of the seven City-owned islands in our subdivision, possibly resulting from funding shortfalls caused by the expense of dealing with migrant loads in Denver. Mr. Derungs and Mr. Draper have attempted to contact DPW, which has not been responsive. Mr. Draper noted that Sundown Landscaping cleaned up the City-owned island on Locust Street, which has been a great improvement. Mr. Draper noted that the City plans to improve the City-owned 4th Avenue and Locust Street entry island to reduce water use and that Mr. Draper and Mr. Derungs were working on this project with the City. Mr. Draper noted the need to determine with the Board the Association's expenditures on such projects to balance frugality against the appearance of all of the islands, which identify, and are a hallmark of, Crestmoor Park 2nd Filing.

(f) *Additional Security Issues.* Mr. Martin inquired about more details of the Securitas patrols, asking if the services were limited to deterrence of crime. Mr. Draper acknowledged that was the case. Mr. Draper pointed out that Hilltop has no security service and that crime statistics for Hilltop and Crestmoor were reported jointly by DPD. Mr. Draper noted the security cost patrols was approximately \$3,000 per month and that he has received comments from Members, some of whom want additional patrols and others fewer. The ultimate determination is up to the Members as to how their dues are to be spent. Mr. Deline noted that he had particularly asked Securitas to make their presence known at construction sites to limit possible future thefts and other bad behaviors. Ms. Michalski noted that contractors she had hired lost tools from their projects and vehicles and would like to continue the emphasis on Securitas policing development sites.

In response to a question, Mr. Draper reported that he received a weekly report from Securitas complete with photos taken by the patrolling officers on their rounds. Mr. Martin noted that Members who used Ring doorbells should upgrade to the recording option to provide additional data for law enforcement in the event of crimes.

5. **Finance.** Mr. Martin reported that because of approximately \$238,000 in cash and certificates of deposit held by the Association, the Board had determined for 2023 to lower dues from \$175 to \$150 per year that would tend to equalize current income and expenses. He also noted the advice of lawyers on the Board to always maintain at least a \$100,000 legal fee reserve, which would contribute to minimizing legal claims by third parties. He noted that there would be increased costs incurred by the Board during 2023 for additional island maintenance and improvements, approximately \$15,000 in 2023, plus additional expense to xeriscape the six entry islands over the next several years.

6. **Design Guidelines.** Mr. Draper noted that the Design Guidelines, after extensive work by the ARC, have been updated for the first time since 2011, consistent with the limits placed on the HOA by the Declaration of Covenants for the Subdivision. The new Design Guidelines as approved by the Board are available on the Association's webpage.

Mr. Draper noted concerns with auxiliary dwelling units ("ADUs") in the neighborhood and the increasing size of new residences. He reiterated that the Board and ARC were limited to enforcing building setbacks as their only mechanism regulating the size of new homes.

Mr. Deline noted that the revision process took at least five years, and the resulting product was vastly improved by the input of the Association's new design architects, HQ Architects. The principals in HQ have previously designed new homes in Crestmoor, and there were never any issues about any of their submissions. They understood and observed the restrictions in the Covenants and the requirements of the Design Guidelines. Mr. Deline emphasized the height limitation of 35 feet in the Design Guidelines is prescribed by Denver and not by the original Covenants. Mr. Deline specially thanked Mr. Brown for his drafting and redrafting efforts with respect to the revised Design Guidelines.

Mr. Deline described the new guidelines as being clearer and more comprehensive, noting certain additional flexibility for improvements in the front setback available near homes and also noting that the ARC was recently receiving multiple requests for a higher level of front yard landscaping.

Mr. Brown described additional aspects of the revised Design Guidelines including an introduction added to describe in more detail the Design Guidelines' intent and purpose. Mr. Brown thanked the ARC and Board Members for their time and efforts in reviewing and approving multiple revisions of the Design Guidelines, which at final count had reached 20.

Ms. Kenny noted the concerns of many Members as well as Directors regarding the ever-increasing sizes of new homes. She emphasized that under the Covenants there is very little control available to the ARC and Board and that the size is ultimately limited only by Denver zoning as long as construction takes place within the setbacks specified in the Covenants.

Mr. Deline noted that the Covenants set forth the basic limits on where homes can be built and that the Design Guidelines interpret those limits and the nature of construction including style and materials.

Ms. Michalski and Mr. Deline engaged in an exchange related to property located at 404 Kearney Street and its setbacks. Mr. Deline noted that the plans reviewed and approved did not show any encroachments into the 8-foot side lot setback. Mr. Deline also noted that approval of plans in any case became effective at the time of approval and would not be changed based upon later revisions to the Design Guidelines.

Ms. Michalski noted that the Minutes of Board Meetings were not up to date on the webpage. Ms. Retelle Zywicki noted that the ARC does not maintain minutes of its meetings. Mr. Deline noted that there are no standing meetings for the ARC, that the ARC has only 20 days to respond to any submittal, and that the ARC relies on neighbors to respond to plans of their neighbors for new construction and otherwise report on developments in the neighborhood. Mr. Brown noted that the ARC did not have its own inspection/monitoring capabilities.

Ms. Michalski reiterated that her experience with 404 Kearney was very upsetting. Mr. Deline noted that if plans for construction were changed that had been approved, the developer/contractor is required to resubmit the plans to the ARC. Mr. Draper noted that would also require new neighbor notifications. Mr. Deline noted that when plans have been approved, the developer may proceed with demolition and construction, although he also observed that some developers have ignored this requirement and demolished existing improvements before plans for new construction have been approved.

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Mr. Brown reiterated that the Design Guidelines should be reviewed for their restatement of the policies by which the ARC works, and he also noted that the ARC relies on the good faith of developers in following plans and on neighbors in providing information regarding construction to the ARC. This later observation was reinforced by Mr. Draper.

Ms. Goldhammer through chat and oral participation noted that a new Colorado statute was passed earlier this year providing that private covenants would be overridden by ADU authorization, the legislature having determined that most limitations on ADUs would be void as against public policy. Mr. Brown and Mr. Deline will review this statute, HB 24-1152, that has been signed by the governor, and report to the Board.

Ms. Michalski urged neighbors to be communicating with one another. She noted that soils investigations and other tests are now being conducted at 405 Kearney, a property that has been scraped and as to which plans have been approved, but that has sat idle for many months. Mr. Draper reports that the developer of this property is still awaiting approval of the City of its proposed plans.

Mr. Draper reported that some construction sites are not well maintained, and he is angry at those developers and their contractors. Crestmoor “is a gem” in Denver. Developers need to promptly construct their projects promptly following demolition. He promised that the Board would use its efforts to be more assertive with developers.

Ms. Michalski reported her last communication regarding these undeveloped Kearney sites was with Becky Alexis with respect to 404 Krameria on April 2, 2024. Mr. Deline recommended that Ms. Michalski use the Denver 311 service to report on trash and weeds on these properties.


7. **Election of New Directors.** Mr. Draper explained that the current terms of Mr. Brown, Mr. Derungs, and himself were expiring this year, proposed their re-election, and requested discussion and if no discussion then a vote approving their reelection for the next three years. Mr. Deline so moved, and Ms. Bell seconded the motion. Mr. Draper called for any dissents to the motion, and there being none, he deemed the reelection of these directors approved.

8. **Future Meetings.** Mr. Draper noted that the Board was continuing to develop Zoom and in-person plans for future meetings and that Ms. Retelle Zywicki was planning a future event for the Crestmoor community this summer.

9. **Adjournment.** There being no further business to come before the meeting, the annual meeting adjourned.

The meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,



Robert L. Brown, Secretary

Attach:
April 24, 2024—Notice of Meeting
May 26, 2024—Final Notice and Agenda

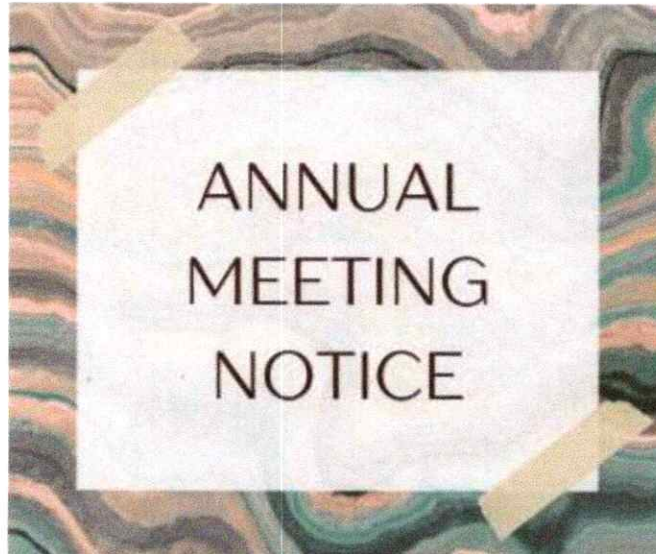
Approved by Board: June 8, 2024

April 24, 2024—Notice of Meeting

[View this email in your browser](#)



Crestmoor HOA Annual Meeting May 29 at 6PM Via Zoom



1. The Crestmoor Park Two HOA will hold its **Annual Meeting on May 29th at 6PM via Zoom (below)**.

2. Annual Meeting Agenda:

1. Review newly revised design guidelines- 20 minutes
2. Review budget- 10 minutes
3. Vote on HOA board seats

<https://us02web.zoom.us/j/6521437527?omn=87021742464>

Meeting ID: 652 143 7527

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3. **Security tips: If you see suspicious activity or people, call 911.** The Denver police department tracks this data and uses data science to manage patrols. Our security firm patrols four (4) times per day. Please shut your garage doors, pick up packages, and lock cars that are outside.
4. Please bookmark the HOA website www.crestmoorparktwo.org.

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May 26, 2024—Final Notice and Agenda

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Crestmoor HOA Annual Meeting May 29 at 6PM

Via Zoom



The Crestmoor Park Two HOA will hold its **Annual Meeting on May 29th at 6:00 PM via Zoom (below)**.

Agenda:

1. State of the HOA - 5 minutes
2. Finance update - 5 minutes
3. Review updated [design guidelines](#) - 20 minutes
4. Vote on HOA board seats - 5 minutes

<https://us02web.zoom.us/j/6521437527?omn=87021742464>

Meeting ID: 652 143 7527

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State of the HOA - May 2024:

1. The Crestmoor Park Two HOA is in a great position in 2024, as you would expect from this fantastic neighborhood! Our financial position is strong, and HOA dues were lowered in 2024 because of our reserves.
2. **Security**—is provided by Securitas at cost of \$27 per patrol with 3-4 patrols per day. Denver Police Department (DPD) is short ~160 officers. If you see suspicious activity or people call 911. Do NOT call Securitas. DPD manages attention with data so please call 911 or Denver 311. Of course, please shut your garage doors, pick up packages and lock outdoor cars. Invest in house alarms and good outdoor lighting.
3. **Traffic**—The HOA board regularly communicates with the City about traffic on Krameria, 1st and 3rd Avenue. We have asked for speed signs and extra patrol cars during rush hour. Please log every traffic complaint you see at Denver 311.
4. **Islands**—The City has reduced park/island maintenance to offset the increased cost of immigrants. The HOA board works with our landscape firm on flower beds and other maintenance to keep Crestmoor island entrances attractive. We balance frugality with the City's capabilities.
5. **Architecture**—The HOA architecture review committee and our consulting architects invested hundreds of hours updating the Design Guidelines. There is a fine line between what the City allows and what the HOA can limit. Please review them here.

6. Your **HOA board** is comprised of volunteers who care deeply about this neighborhood. The board has experts in finance, architecture, law, design, and management. Bob Brown, John Derungs, and Andy Draper are HOA board members who wish to continue their service via **re-election**. Your board supports re-electing these hard-working volunteers!

Thanks for making Crestmoor a Denver gem!

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