

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

**(Date: June 14, 2022)**

The regular meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on June 14, 2022 was called to order by John Sadwith, President of the Board, at 245 Krameria at 6:15 p.m.

1. **Directors in Attendance.** John Sadwith, John Derungs, Tom Deline, Cecilia Retelle Zywicki, Mariette Bell, Andy Draper, and Robert Brown.
2. **Approval of Minutes.** The Board of Directors reviewed and approved the draft Minutes submitted by Mr. Brown of the April 11, 2022 regular meeting.
3. **Kearney Bikeway.** For more than the last year, the Denver Department of Transportation (“DOT”) through the Kearney/Krameria Neighborhood Bikeway team have been planning a bikeway from Smith Road on the north to East Virginia Avenue on the south generally along Krameria and Kearney Streets. Information from DOT on the project is available at [Backbone Connection Projects - City and County of Denver \(denvergov.org\)](https://denvergov.org/backbone-connection-projects-city-and-county-of-denver).

Mr. Sadwith reported on multiple communications he has had with Crestmoor homeowners, Amanda Sawyer’s office, and Walter Scheib, a planner in DOT. Homeowners Josh Hatter and Annie Hatter have been providing good background and other information to concerned homeowners and to Mr. Sadwith and the Board. During the course of planning, Board members objected to having the bikeway running along Southmoor Drive adjacent to Cranmer Park because of the heavy parking on both sides of the street and heavy use of the park, especially by sports teams many of which whose players are quite young. The Board and others have identified this situation as an accident causing serious injury being inevitable. The Board expressed this view during the summer of 2021 to DOT and received no satisfactory response. The Board has been in contact with Ms. Sawyer’s office – Ms. Sawyer has expressed her frustration with DOT.

Mr. Sadwith reported that initially the bikeway would be delineated by paint along streets to delineate the bikeway and to slow automobile traffic. DOT has suggested creation of at least one roundabout within the Crestmoor subdivision to slow traffic. Recently, the plans of DOT have been revised to include white plastic pylons along Krameria at intersections and midway between intersections. The stated intention is to slow traffic. The Hatters and others have researched issues related to the pylons and other issues affecting the bikeway and have pointed out that the DOT’s traffic counts, even though significantly flawed, do not justify these measures. The Board agrees that the pylons will not only be an eyesore for the community, they will interfere with parking, are not justified by the level of traffic along Krameria through the

subdivision whether vehicular or bicycle, and may actually be a hazard for Crestmoor pedestrians.

Mr. Sadwith recommended that the Hatters and the Board work with DOT on design features that would eliminate the pylons. Mr. Sadwith has been working with Mr. Scheib to provide information and arrange a meeting with Mr. Scheib, who is apparently in charge of this part of the bikeway project, to resolve these issues and maintain safety for Crestmoor residents and bicyclists. Mr. Sadwith shared certain statistics provided by the Hatters noting there has never been a serious accident along the bikeway and that bicycle traffic is extremely light.

It is the sense of the Board to both oppose the present plan of DOT and to work with DOT to develop a plan that would not utilize pylons. Mrs. Retelle Zywicki agreed to draft a motion embodying these concepts and circulate it to the Board for final approval in the next several days.

4. **Monaco Sidewalk.** DOT is also proposing to add a sidewalk along the west side of Monaco Street Parkway from 6<sup>th</sup> Avenue to 1<sup>st</sup> Avenue. After some negotiations with DOT, DOT agreed to decrease the size of the sidewalk from an eight-foot width to five feet and to modify the design to save all historic trees but one.

Mr. Derungs and other Board members discussed the historic status of Monaco Street Parkway as a “parkway.” Mrs. Retelle Zywicki recommended that the Board support the approximately 27 affected homeowners who have united to object to the parkway as being unnecessary and imposing unfair burdens on the affected homeowners. Mr. Sadwith noted the obligation on such homeowners to both maintain and, some day when necessary, replace the sidewalks. Mr. Sadwith reported that Rebecca Kenney who is organizing the affected homeowners is not requesting particular assistance from the Board at this time.

Mr. Brown proposed a motion to the Board that the Board would support the affected homeowners’ objection to the proposed sidewalk in light of DOT not supporting the proposed sidewalk with reasonable bases and in light of the burdens being placed by the proposed sidewalk on Crestmoor homeowners. Mrs. Retelle Zywicki seconded the motion and with no further discussion, it was passed unanimously.

5. **Architectural Committee.** Mr. Deline submitted the ARC report.

a. **240 Ivanhoe.** A homeowner contacted Mr. Deline indicating the homeowners’ intention to replace an existing garden shed adjacent to one side of the residence (after being informed of this requirement by a neighbor). Although in the side lot setback, the shed did not appear to be visible from the street. After discussion, the Board agreed that Mr. Deline would contact the homeowners, request photos of the existing, deteriorating shed, and discuss the owners’ plans for replacement.

b. **125 Locust Street.** Mr. Deline reported he had just received a resubmittal of plans and would report to the ARC in the ordinary course.

6. **Revision to Design Guidelines.** Mr. Brown reported he was continuing to revise the guidelines related to walls located in the front setback and would have a redraft within two

weeks. Mr. Deline, on behalf of the ARC, reported that a draft of the proposed revised Design Guidelines would be submitted to the Board by August 1, 2022.

Mrs. Retelle Zywicki reminded the ARC of the need to collect photographs of homes that had garden walls in the front setback that were acceptable or not to illustrate the rules to be provided in the revised Design Guidelines.

The ARC and the Board agreed that following finalization of the Design Guidelines and tentative approval by the Board, they would be circulated to the Crestmoor community for comment. Mr. Draper requested a description of the “aesthetic” that was the goal of the Crestmoor Covenants and the Design Guidelines. Board members described the desire to maintain the “park-like” atmosphere and landscape of the Crestmoor subdivision and emphasized the existence of and desire to maintain “open views” throughout the neighborhood.

7. **2 Kearney Street**. Based upon a neighbor complaint, Mr. Deline volunteered to draft a letter to the homeowner requesting that trash containers now stored in the front yard be shielded from view in the homeowner’s garage or behind a fence in the side lot setback and that certain construction activities and materials be removed from the front lot setback.

8. **Entry Islands**. Mr. Draper and Mr. Sadwith reported that flowers had been planted in the six entry islands, also noting that they were not being adequately watered by the City and that the flowers appeared to be dying. Mr. Sadwith reported to the Board that he had just contacted, again, the Parks Department requesting adequate irrigation.

9. **Bylaws Reviewed**. Mr. Sadwith reported a conversation among him, Mr. Brown, and a lawyer hired by the Board, Candyce Cavanagh, to review and make recommendations regarding revisions to the Bylaws. In response to Ms. Cavanagh’s questions regarding her focus, Mr. Sadwith emphasized election notice, proxy, and meetings provisions were a high priority having been issues prior to the 2021 annual meeting of homeowners.

10. **Treasurer’s Report**. Ms. Bell presented the report noting that 31 homeowners were delinquent in paying 2022 dues and, with Mr. Brown’s assistance, would send out a final notice regarding the Association filing liens.

Mr. Draper and Ms. Bell discussed issues related to adding a PayPal-type option for dues payments in addition to payment by check, e-check, and credit card. Ms. Bell’s concern is the possible difficulty in associating payments received through a mechanism such as PayPal with particular property addresses. Mrs. Retelle Zywicki suggested that the property address be a “required field” in connection with the payment. Mr. Draper, who is a chief information officer by day, will assist Mrs. Retelle Zywicki and Ms. Bell in these efforts.

11. **Webmaster Report**. No report.

12. **Security**. Mr. Draper had no official report noting that there were no significant adverse activities recently reported in the subdivision. Mr. Draper suggested that Mr. Sadwith prepare an email to the HOA members advising that additional care by homeowners might be necessary during the upcoming season in light of summer vacations and City-wide “porch pirate” activities. Mr. Draper will prepare a draft email for Mr. Sadwith’s use.

13. **New Business**. None.

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

Respectfully submitted,

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Robert L. Brown, Secretary

Approved by Board of Directors: \_\_\_\_\_, 2022