

**MINUTES OF**  
**SPECIAL MEETING OF**  
**BOARD OF DIRECTORS**  
**CRESTMoor PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION**  
**(September 4, 2024)**

A Special meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association was held on September 4, 2024, at 230 Jersey Street, Denver, CO (with additional participation by video conference) and was called to order by Andy Draper, President of the Board, at approximately 5:40 p.m.

1. **Directors in Attendance.** Cecilia Retelle Zywicki, Rebecca Kenny, Andy Draper, Tom Deline, John Derungs, and Robert Brown (all in person) and Ted Martin and Jeff Burnside (both via video conference).

2. **Traffic and Traffic Survey.** The Board noted that Andy Simpson, a Crestmoor resident, would be joining the meeting online to report on the results of a traffic and crime survey that he conducted among the members of the HOA. The Board briefly discussed traffic issues in the neighborhood. Mr. Deline reminded the directors of the prior work done regarding traffic related to DOTI plans to implement certain traffic calming measures along the proposed Kearney/Krameria bike route through the subdivision. He reported that most neighbors and most Board members simply do not want any traffic calming measures such as the installation of bollards at corners or to create pinch points or to install planters or other physical objects in the roadway, other than perhaps paint. Mrs. Retelle Zywicki asked about the current status of DOTI and the proposed bikeway. No director had any recent information. Mrs. Retelle Zywicki noted that bollards at other places in the city were often damaged and that trash and sand/gravel from snowplowing and traction enhancement operations ended up behind bollards and were inaccessible to street sweeping. Ms. Kenny described the bollards and other proposed traffic calming measures as a “failed concept.”

3. **Administrative Assistant.** The Board had previously considered hi on a part-time basis an administrative assistant to help the ARC by shouldering some of the administrative and more mundane tasks currently being performed by Mr. Deline, the ARC chair. Ms. Kenny had previously circulated a written proposal from Julie Kronenberger and her entity, Out-Law Ops, LLC. Copies of Ms. Kronenberger’s June 25, 2024, proposal and CV are attached as Exhibit A.

Ms. Kenny noted that Ms. Kronenberger provides legal assistant type services for Ms. Kenny’s employer, Greenwood & Black, and she recommends Ms. Kronenberger extremely highly. Mr. Deline noted the importance of hiring such an assistant to provide more legacy/succession planning (institutional memory, per Mr. Brown) for the ARC. The Board discussed digitizing future ARC records and possibly some historic records, as well as using

Dropbox or another cloud-based service to maintain files and to circulate information to ARC and Board members.

Mr. Derungs made a motion for the HOA to hire Ms. Kronenberger pursuant to the terms outlined in her proposal letter. Mr. Burnside suggested that it would be appropriate to have Ms. Kronenberger enter into a nondisclosure agreement to protect the privacy and security of HOA member information. Mrs. Retelle Zywicki offered to prepare the document.

Mr. Burnside raised concern about maintaining transparency of ARC actions for all HOA members balancing that against confidentiality of information related to particular members in the ARC submission process. Mr. Draper noted that the position was only to support the ARC and there should not be any financial information related to the HOA or its members that would be disclosed to the new assistant. Mr. Brown noted the need for confidentiality in other circumstances, such as litigation, and the Board needed sensitivity to that as such circumstances presented themselves. Ms. Kenny noted that in using Dropbox, there could be created a two-tiered system where some files would be confidential and not open to all members.

Mrs. Retelle Zywicki seconded Mr. Derungs' motion, and it passed unanimously. Mr. Deline will initiate engaging Ms. Kronenberger with the assistance of Ms. Kenny and input as necessary from Mr. Draper.

4. **Andy Simpson Presentation of Crime and Traffic Survey Results.** Mr. Simpson briefly summarized his suggestion for a traffic and crime subcommittee made at the homeowner's association meeting and reported that he had stayed in touch since then with Mr. Draper. He prepared and previously circulated to the Board a slide deck showing the results of the survey, a copy of which is attached to these minutes as Exhibit B.

Mr. Simpson described several organizations he had been in touch with including Lobby for Safe Streets, which supports bicycle and pedestrian travel with limited resources, DOTI, Denver Police Department regarding data collection (and which will perform speed checks in the subdivision), and Flock Safety.

Mr. Simpson reported that he received 222 responses to his email survey from neighbors, which is a healthy level out of a subdivision of approximately 485 homes. He expressed surprise that crime (property theft and suspicious persons) was a greater concern than traffic (volume and speed). He noted that Officer Wilcox of DPD had noted volume and speed issues but believed traffic was within a normal/typical range and "non-concerning."

The survey evaluated Securitas as being in the mid-range of concerns, although Mr. Simpson reported there were numerous comments about HOA members never seeing Securitas patrols and reporting a generally low satisfaction level.

The intersections at 1<sup>st</sup> and Krameria and 3<sup>rd</sup> and Krameria were the most concerning traffic areas for HOA members. Mr. Simpson also reported homeowner concerns about traffic on Kearney Street and Southmoor Drive, especially including parking for soccer games at Crestmoor Park. He also noted that data confirm passthrough traffic in the subdivision is increasing.

Mr. Simpson described a security service that might be of interest to the Board, Flock Safety, a security company that, among other services, collects and recognizes license plate data. Currently there is such a camera at the intersection of 8<sup>th</sup> and Colorado Boulevard. He believed such cameras might deter package theft and that data collected can be tied into DPS databases. He suggested that this service may be an alternative to Securitas and the price would be on the order of \$20,000 per year after the initial installation of four-six cameras at a cost to be determined. Mr. Simpson will get a quote from Flock Safety.

Mr. Martin reminded the Board of an attempt to steal his Ring camera and emphasized that after some false starts his communications with Ring were good and that Ring proved very helpful. Mr. Simpson noted the theft of a Ring camera from his home.

Mr. Simpson will set up a presentation by Flock Safety with interested directors.

Mr. Simpson reported that his efforts to explore traffic calming issues with DPD were quite helpful and with DOTI were not particularly helpful. He noted that City Council was not responsive to his inquiries.

Mr. Deline reported that he and Mrs. Retelle Zywicki walked the Krameria/Kearney bike path with DOTI last year and made the case to DOTI that proposed traffic calming measures would create more problems than they would solve, especially creating safety concerns for pedestrians because of our subdivision's absence of sidewalks, and the DOTI representatives seemed to agree.

Mrs. Retelle Zywicki noted that speed cameras installed in Seattle-area neighborhoods greatly ameliorated traffic problems and asked whether the City would install such camera. Mr. Simpson suggested a possible test near 3<sup>rd</sup> Avenue and Krameria Street near his home. In response to a question, Mr. Simpson noted that the Association would be required to fund the cost of any hardware installed with respect to data capture cameras or other similar hardware.

Mr. Brown suggested the value of placing signs at entry points to the neighborhood describing that data capture cameras were in use within the subdivision. Mr. Burnside expressed that it was important to discourage external foot traffic entering the neighborhood. Mr. Brown suggested the possibility of hiring off-duty police to perform parking enforcement in Crestmoor Park. Mrs. Retelle Zywicki emphasized that funds were available in the budget for such purposes. Mr. Draper suggested that Mr. Simpson should follow up with Flock Safety for a demonstration. Mrs. Retelle Zywicki suggested additional follow up with respect to speed cameras and parking enforcement.

*[The Board thanked Mr. Simpson for his input and his committee's work, and Mr. Simpson left the meeting.]*

After further discussion, the Board reached the general conclusion that it objected to all traffic calming measures because of the interference with pedestrian traffic, safety concerns, the City's failure to maintain bollards, difficulty of maintaining areas behind bollards and planters, as well as noting bollards and similarly measures being, simply, ugly. The Board generally agreed that some limited painting on pavement might be okay, possibly for identifying pedestrian crossings at stop signs.

5. **Finance.** Mr. Martin presented the financial report noting that Ms. Millard had previously distributed August month-end financial reports to the Board. He called the Board's attention to the significant cash reserves held by the HOA and recommended that the Board approve maintaining the currently effective annual dues of \$150 (temporarily reduced from \$175). Mr. Deline reminded the Board of the need to maintain a substantial cash reserve to fund legal expenses in the event the HOA is ever a party to litigation. The sense of the Board was to continue to maintain a substantial litigation reserve, provide funding for an admin assistant for the ARC, and possibly increasing security measures in response to the member survey. The Board concluded it would revisit the dues recommendation at the next Board meeting.

Mr. Brown briefly described the experience with dues delinquencies this year as being higher than in past years and that he hand-delivered individual letters to approximately 25 members who had failed to respond to three prior notices sent by Ms. Millard. He reported that based upon recent payments, all dues except four (and not including delinquent late fees) have been paid and that all liens for nonpayment have been released. Liens for the four delinquent owners will be recorded.

Mr. Brown called the Board's attention to the description of Ms. Millard's procedures of providing to all members each January mailed notices of dues being due at the end of February. She follows up with two additional delinquency notices, including both email and mailed notices. Mr. Brown recommended no change to these procedures. Mr. Draper requested that Mr. Martin, Ms. Bell, and Ms. Millard again examine online dues payment options for members recognizing the difficulties of tying online payments to particular property addresses.

6. **Board Meeting Schedule.** Messrs. Deline and Brown recommended quarterly or, even better, bi-monthly Board meetings and that these meetings be scheduled one year in advance. Mr. Brown noted that if a meeting were not necessary, Mr. Draper could cancel it. The next Board meeting is scheduled for Tuesday, November 12, at a place and time to be determined.

7. **Landscaping.** Mr. Draper next addressed improving landscaping on the six entry islands in the subdivision. He noted that the islands in Crestmoor Filing No. 1 were more "forested" and that the islands in Crestmoor Filing No. 2 had more sun exposure. He reported that the HOA's landscaping company, Designs by Sundown was proposing three new oak trees and perennial beds in the middle of the island. Mr. Draper asked a neighbor who was the landscape designer for Lowry, to review the plans. She recommended maple and loblolly trees and approved Sundown's proposed \$15,000 budget to redo the island. As part of the contract, Sundown would guarantee the survival of the trees for a period of one year.

Mr. Draper discussed the difficulty of getting responses from Denver Public Works, the city agency charged with maintaining the islands, all of which are owned by the City and not by the HOA. Mr. Draper asked the Lowry landscape designer whether the landscaping should proceed in the event the existing MOU with the City were not updated to permit such improvements. Mr. Derungs reported that he had spoken to Amanda Sawyer, the City councilperson for Crestmoor Filing No. 2, who acknowledged in the context of the medians on First Avenue in Cherry Creek of getting DPW to maintain such City-owned medians. Ms. Sawyer told Mr. Derungs she would talk to a DPW employee, Adam Smith, who is in charge of

maintenance of these islands in Crestmoor Filing No. 2 and in Cherry Creek. Mr. Derungs believes the relationship with DPW and securing performance of maintenance obligations is “touchy,” probably because of budget and personnel concerns.

Mr. Draper cited the 25+ year history of cooperation between the HOA and DPW while acknowledging there were issues related to irrigation practices. Mr. Draper recommended that planting of the 4<sup>th</sup> & Leyden island proceed and simultaneously to push for an updated MOU with DPW. Mr. Draper also recommended the Board approve the Sundown contract and further noted that he believed Mr. Smith understands the Association can assist with maintaining he islands.

Mr. Draper moved to approve the execution of the Sundown contract and expense and the pursuit of the updated MOU. Mr. Brown seconded the motion, which was approved unanimously.

8. **ARC Report.** Mr. Deline delivered the ARC Report.

(a) *235 Krameria Street.* Mr. Deline reported a recent submittal to the Review Architects of a minor project at 235 Krameria involving rebuilding a patio cover structure on the home’s rear facade. For the most part, the structure was consistent with the architecture of the owner’s home and would be largely invisible from the street. The renew architects’ recommended approval, and Mr. Deline will be providing a “yes” letter.

(b) *295 Kearney Street.* Mr. Deline recited a history of multiple notices regarding plan submittal and action deficiencies, including the previously existing home being demolished without the demolition plan and replacement structure having been approved by the ARC. Mr. Deline reported his most recent letter to the owner reciting continuing deficiencies, including late deliveries by mail of plan copies to neighbors. The homeowner has apparently failed to understand that Denver approving permits is a completely separate process from the ARC and the homeowners’ association approving construction, including furnishing copies of plan to neighbors, response to any neighbor comments, and final approval by the ARC. Mr. Deline also noted the submission fee for reviewing the revised plans had not yet been received, and the neighbors have not yet received revised plans.

Mr. Draper reported hearing from a neighbor across the street from the proposed construction, who is a design professional and who has significant problems with the presentation of the third story on the property. The neighbor will discuss with Mr. Draper and will send her written concerns to the ARC.

Mr. Deline reported continuing concerns of the review architects and the ARC as to the north wall of the proposed construction (along 3<sup>rd</sup> Avenue) being monolithic, absence of planar articulation, major massing, and the appearance created of a prison wall. Mr. Deline also reported the need for a different roof treatment, perhaps including gables, along the north wall. He reported that he has asked the review architects to review the revised plans even though the fee has not yet been received in order to stay ahead of the process.

Mr. Deline reported he has been communicating directly with the owner and her architect. Mr. Draper suggested Mr. Deline follow up with the contractor who has previously worked in the subdivision, Ruhl Construction.

(c) *280 Jersey Street.* Mr. Deline has received plans for proposed construction and recommended that the owners review the Design Guidelines. The review architects have not yet received plans. Mr. Deline will contact the owner's architect.

(d) *90 Leyden Street.* Mr. Martin and Mr. Burnside reported an excavator parked across the street from 90 Leyden Street (at the corner of 1<sup>st</sup> and Leyden) and a dumpster in the front yard. Mr. Burnside knows the owners and will follow up.

(e) *121 Leyden Street.* Mr. Deline reported that he was expecting a solar installation submittal shortly. He and the Board acknowledged the limited ability of the ARC to review and comment on solar.

(f) *405 Kearney Street.* A neighbor adjacent to 405 Kearney has sent multiple emails to the ARC and the Board as well as city officials complaining about the proposed construction on this lot and delays of several years while the lot has sat vacant. The neighbor has received multiple requests from Mr. Draper, Ms. Kenny, and Mr. Brown that the neighbor identify with specificity the particular actions believed the ARC and/or the Board are required to take. Mr. Deline will establish a time for a Zoom conference with the neighbor to listen to these particular actions and will then respond. Mr. Deline reiterated that based on his records, the plans for 405 Kearney were properly submitted, approved, and reapproved after significant revisions. Ms. Kenny recommended that the ARC prepare a written response to the neighbor's action requests that were received by the ARC in the prior week. Mr. Brown volunteered to respond noting it will take significant time since the list is a long one. In response to questions about the neighbor not having received plans, the architect for the 405 Kearney improvements stated she personally delivered the plans to the neighbor's spouse and that they had a short conversation about the project. Ms. Kenny, who has spoken to the architect on multiple occasions, noted how helpful and cooperative the architect has been.

Mr. Draper requested that all further communications with the neighbor be channeled through Mr. Deline as chair of the ARC.

9. **Landscape Tiering.** Ms. Kenny asked if the Board was considering the tiering of front yard landscapes. Mr. Deline reported that these issues have been addressed on multiple occasions and that the HOA Covenants prevent any "structures" in the front set back and that this concept is carried forward in the Design Guidelines.

No agreement was reached with respect to any possible modification of the existing documentation.

10. **Adjournment.** There being no further business to come before the meeting, the meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

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Robert L. Brown, Secretary

September \_\_, 2024

Attachments:

Exhibit A - Julie Kronenberger's June 25, 2024, proposal and CV

Exhibit B - Crime and Traffic Survey Results

## EXHIBIT A

**OUT-LAW OPS, LLC**

Denver, Colorado | 303-667-6631 | [LinkedIn](#) | [julie@Out-LawOps.com](mailto:julie@Out-LawOps.com)

June 25, 2024



Crestmoor Park (2<sup>nd</sup> Filing) Homes Association  
Denver, CO 80220

Re: Proposal for Administrative Services

Dear Rebecca:

I am pleased to offer this proposal for contract services for the Crestmoor Park (2<sup>nd</sup> Filing) Homes Association (the "HOA"). Per our discussion last week (thank you!), it is my understanding that the HOA would like my assistance initially to set up a secure cloud storage system that will provide - at the very least - the following:

- Electronic storage of documents specific to property modification applications and associated site plans - drawings, surveys and other information required to be submitted to the Architectural Review Committee (the "ARC"). Each property will have a folder with subfolders essentially following the ARC's Submittal Checklist, plus an ARC correspondence sub-folder containing transmittal and decision communications and requests for more information.
- Secure access links for each board member (and others, as needed) to follow the flow of information from "Application to Approval" for property projects and modifications. The existing Excel spreadsheet that tracks dates, deeds, and property conveyances would also be made available centrally, for ongoing reference.
- Each address would also have a sub-folder containing vesting dates and deeds, welcome notifications, and records of any other HOA outreach. Ideally I anticipate providing essentially a contact sheet, per property, to include sellers, buyers, owners, emergency contacts, general contractors, architects, and any other information that may be relevant for ongoing communication purposes.
- I also suggest scanning and adding historical data going back as far as necessary (1997? 2022?). The idea would be to alleviate paper files, and provide a central location that is easily accessible to the Board. (This step of course anticipates Board buy-in, assuming you all agree that the system is useful and easy to use.)

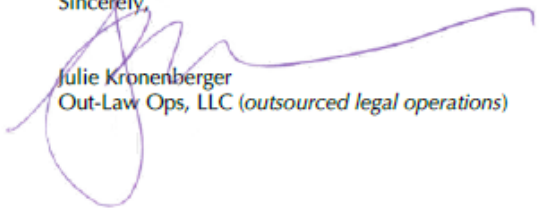
I recommend securing a Dropbox license for all of the above, as it is secure, not very expensive, quite easy to use, and will have plenty of storage and bandwidth. I also have extensive experience with Dropbox, and can consult, train and troubleshoot as needed - after it's set up.

I have again enclosed my résumé, with the idea that there are perhaps additional projects I am well suited for that the Board and/or the ARC may have that you don't even know are needed as of yet.

Finally, my hourly rate is \$85. I know there are around 400 properties in the HOA, but I understand the immediate needs are more specific to recent, current, and potentially upcoming property projects based on recent property transfers - more importantly - pending ARC projects. I bill on the last day of each month, and I anticipate being in a much better position to provide a monthly quote as I am further immersed in this project. Of course you are also welcome to give me a ceiling.

As we further discussed, I have a project that I am working on likely until sometime in August. However, I can make myself available to meet with or speak with you or any other board member who may have questions. Thank you so much for this opportunity!

Sincerely,

  
Julie Kronenberger  
Out-Law Ops, LLC (outsourced legal operations)

## OPERATIONS EXECUTIVE

*Director / Board Secretary / Coordinator in Chief / Office Manager / Transactional Paralegal for Professional Law Firms;  
Treasurer for Nonprofit and Political Organizations / Special Districts (quasi-municipal Colorado corporations)*

## COMPETENCIES &amp; TRACK RECORD OF SUCCESS

Comprehensive achievements across many worlds, mostly in Law Firms, but complemented with executive board experience in a variety of social, policy, and political sectors. Creative, excellent writer, strong technical aptitude with expert level Microsoft Excel, Word, PowerPoint, and Adobe skills; QuickBooks experience; well versed in both Macs and PCs; comfortable with cloud-based applications including timekeeping, billing and invoicing, Google Office, Outlook, Dropbox and other cloud platforms, and tons of communication apps (Slack, Signal, Asana, Teams, etc.). Very quick study.

- ▲ Implement, coordinate, and optimize strategic financial management, creating metrics to measure and enhance individual achievement; compile, draft, present, and ensure adherence to annual budgets commensurate with goals; and create informational dashboards.
- ▲ Achieved certification for the first [B Corp law firm](#) in Colorado, followed by periodic compliance, audits, rigorous renewals for recertification, and production of annual [Public Benefit Reports](#) to reflect corporate charter achievements and annual metrics.
- ▲ Find, onboard and manage employees, contractors, and volunteers.
- ▲ Develop vision, strategy, and operational excellence by matching people with positions – for efficient organizational performance, a happy workplace, and the promise of great work / life balance.
- ▲ Encourage creativity by planning fun yet effective company retreats, anticipating company, and people's needs with high accuracy.
- ▲ Develop and conduct technical training and troubleshooting for staff, directors, attorneys, business and nonprofit organizations, and external stakeholders, ensuring operational buy-in.
- ▲ Implement systems and processes to capitalize on cross-marketing opportunities across diverse groups and law practice areas, including websites, planning and executing events – small, big, and virtual – and generally boosting awareness to drive new business, knowledge, and volunteer participation.
- ▲ Establish "self-management" and "policy-governance" operational styles via structures, policies, processes, and training.

## CAREER BACKGROUND

**OUT-LAW OPS, LLC. (*Outsourced Legal Operations and Office Support*) Denver, CO** **May 2021 to Present**

**OWNER / CHIEF OUT-LAW** *Clients include various Law firms, a Design Architect firm, a nonprofit, and one-off paralegal support services.*

- ▲ Back-office, administrative, tech, and billing coordinator support; marketing support including website management, artistic collateral pieces and presentations; COVID support; assembling records and documents for corporate taxes; organizing documents for a Securities and Exchange Commission subpoena, and litigation services including jury trial preparation and attendance.

**BLUE DOT ADVOCATES, PBC (*Public Benefit Cooperative*), Denver, CO** **January 2014 – May 2021**

**COORDINATOR IN CHIEF (DIRECTOR SINCE 2017)**

- ▲ Provided executive-level team support for a cloud-based law practice focused on corporate law, including private placements for international impact investing entities and social enterprises, nonprofits, and cross-border transactions.
- ▲ CFO for a unique law office structured as an employee-owned Public Benefit Cooperative supporting complex international legal services.
- ▲ Performed COO duties establishing and administering virtual systems for a group of open-minded lawyer-entrepreneurs to keep remote operations running smoothly; and implemented and oversaw all human capital services, from hiring, firing, benefits administration, and reviews, also including efficient communication and morale-boosting activities across vastly differing time zones.
- ▲ Maintained the firm's certified B Corp status, and prepared financial and comparative pieces for the firm's required annual [Public Impact Reports](#).
- ▲ Followed global, sustainable, and responsible investing industry updates, for marketing, investing, and cross-promotional purposes.

**SPENCER FANE LLP (*fka Grimshaw & Harring; fka Berkowitz, Brady & Backus, each via a merger*), Denver, CO** **1997 - 2013**

**OFFICE MANAGER / SENIOR PARALEGAL / MARKETING COORDINATOR / JILL OF ALL TRADES**

- ▲ Developed and implemented best practices for finance, information systems, technology, workflow, records management, human resources, marketing, and project management of mergers with larger and larger law firms.
- ▲ Paralegal support for complex financing, securities, bond and public offering transactions, private placements, and M&A, including financial research and drafting for term sheets and official statements.
- ▲ Complex commercial litigation support from client intake, discovery, trial, and post-judgment. Extensive understanding of the process, trusted with a great deal of drafting and compiling responses, replies, proposed orders, and disclosures.
- ▲ Independent management of dozens of Colorado Special Districts including statutory organization, dissolution, and boundary changes; annual budgets and audits; membership meetings; compliance with Title 32 and state requirements, TABOR, and local government laws; and municipal elections as Designated Election Official.

**ASHER & RODMAN, PC, Colorado Springs, Colorado**

**1988 - 1990**

**LEGAL ADMINISTRATOR / PARALEGAL**

- ▲ Managed firm budget, billing, AR/AP and personnel; Attorney support - client meetings and contact, drafting pleadings, contracts, correspondence, and corporate documents; managed case files and calendars for real estate, corporations, family and probate law, and litigation.

## EDUCATION | PROFESSIONAL DEVELOPMENT

Various training programs, retreats, and seminars in a vast array of continuing Legal and Paralegal education in everything from litigation to corporate to real estate to estate planning to administrative law, plus Finance, Leadership, Corporate Governance, and Technology; plus learning specific to Cooperatives, Regenerative Organizations, Diversity, Equity & Social Justice, Impact Investing, and programs specific to balancing Purpose, People and Profit.

- ❖ **QUANTIC SCHOOL OF BUSINESS AND TECHNOLOGY:** Executive MBA expected March 2024; institute accredited by the Distance Education Accrediting Commission
- ❖ **COLORADO BAR ASSOCIATION** – Associate Member – 2014 - Present
- ❖ **ASSOCIATION OF LEGAL ADMINISTRATORS** - National and Mile High Chapter member – 2014 – 2021
- ❖ **COLORADO COLLEGE:** Bachelor of Arts, Colorado Springs, Colorado; liberal arts emphasis
- ❖ **METROPOLITAN STATE UNIVERSITY OF DENVER:** Masters Coursework in Accounting with a Certificate in Office Management

## RELEVANT VOLUNTEER / BOARD EXPERIENCE

### B Local Colorado

**Founding Director / Treasurer 2015 – July 2021**

In 2016 B Local Colorado started as a local movement and offshoot of [B Lab](#), a Pennsylvania nonprofit organization creating a certification process for businesses around the world to verify social and environmental performance, public transparency, and legal accountability - to balance people, profit and purpose. Around 2015, specially appointed members created "B Locals," which took on the responsibility of helping foster connection, share knowledge, and develop local resources for B Corps. The group now plans and hosts monthly community service projects, provides networking opportunities, and sector-focused lunch-and-learns. It's a cool group - please [check us out!](#)

- ▲ Took a leadership role in creating a sustainable governance structure for a working Board that encourages outside volunteer support and doesn't overtake the Board's precious time away from their widely varied careers.
- ▲ Filed B Local Colorado as a Colorado nonprofit corporation, subsequently obtaining 501(c)(3) status from the IRS
- ▲ Opened and maintained company operating account; handled all accounts receivable, accounts payable, and financial donor reporting, including tax exempt letters and gratitude.
- ▲ Spearheaded all aspects of planning and pulling off [BLD Mountain West in 2019](#) (over 300 attendees) - the last before the pandemic.

### Colorado College Alumni Council

**Member from March 2015 – April 2021 (elected as one of three Officers in 2018)**

The Colorado College Alumni Council consists of around 33 appointed members representing the most engaged alumni from all around the world. It is constituted by the authority of the College, and operates under the auspices of and in partnership with the College's Office of Alumni and Family Relations. The Council's primary purpose is to encourage alumni participation through service, volunteerism, and philanthropy, in support of the College's mission.

- ▲ Appointed immediately as one of only five committee chairs after organizing engagement activities for alumni in the Denver metro area for years, independent of the College.
- ▲ Created events such as a quarterly virtual book club highlighting and involving alumni authors; "Take a Student to Work" days where Denver area alumnae are shadowed by a student as a culminating event for a sociology class on decision-making; Networking events for area alumni, balancing e.g., happy hours daytime gatherings; and mentoring events involving incoming and current students, and new graduates.

## REFERENCES

- ❖ **Glen W. Roberts II, Esq.** / Turnaround & Growth Advisers  
[g@growth.law](mailto:g@growth.law) | (646) 338.7558
- ❖ **Tonya Price, Esq. and Organizational Design Consultant** / Regenerative Rising (fka nRhythm)  
[tonya.n.price@gmail.com](mailto:tonya.n.price@gmail.com) | (269) 903.5237
- ❖ **Bruce Campbell, Esq.** / Founder & CEO of Blue Dot Advocates, PBC  
[bruce@bluedotlaw.com](mailto:bruce@bluedotlaw.com) | (303) 403.9285 (direct)
- ❖ **William J. "Bill" Brady, Esq.** (retired) / Berkowitz, Brady & Backus, PC; Grimshaw & Haring, PC; Spencer Fane, LLP  
[bbradyesq@comcast.net](mailto:bbradyesq@comcast.net) | (303) 921.2716
- ❖ **Lisa K. Mayers, Esq.** / Partner - Spencer Fane LLP  
[lmayers@spencerfane.com](mailto:lmayers@spencerfane.com) | (303) 839.3993

EXHIBIT B



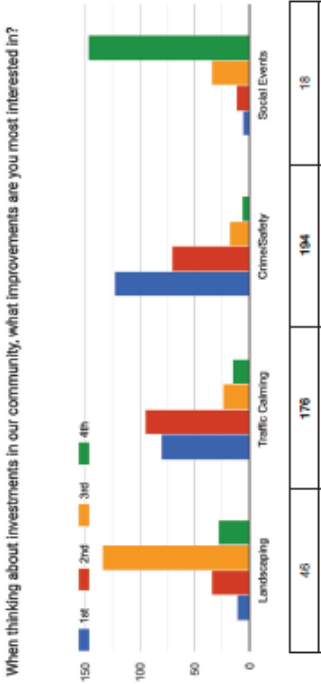
Progress Update

- Since our formation in June, the Traffic Committee has accomplished the following:
- Community-wide survey completed by 222 neighbors
  - In-person meeting with Executive Director of Denver Streets Partnership
  - Contact with DPD Lieutenant, Sergeant and in-person meeting with DPD Traffic Officer Brett Willcockson resulting in placement of speed signs for data collection and increased police presence for enforcement
  - Contacts and quotes with several vendors — All Traffic Solutions, Flock Safety and Traffidlogix

Executive Summary

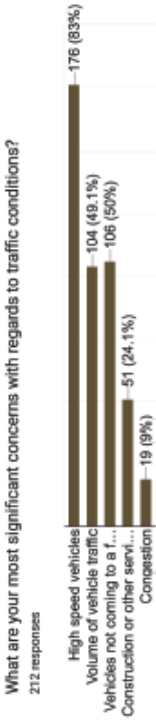
- Crime/Safety followed closely by Traffic Calming are what are community members are most interested in
- Crime concerns center around theft (package and vehicle) and the presence of suspicious persons and/or vehicles
- Traffic concerns center around high speed vehicles, vehicle volume and vehicles not coming to a complete stop
- Traffic concerns appear to focus on high-traffic thoroughways and intersections (aka 'hot zones')

Most respondents cited Crime/Safety (87%) and Traffic Calming (79%) as one of the top two improvements they are most interested in

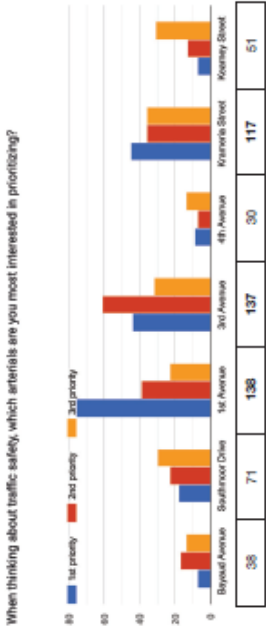




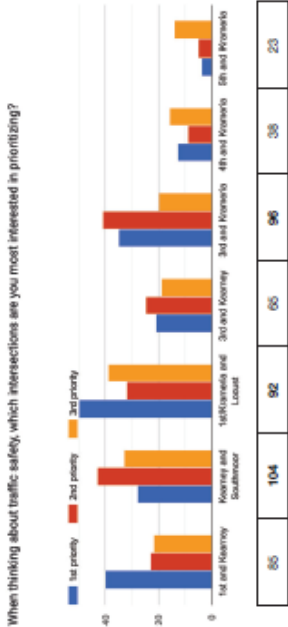
And high speed vehicles are a top traffic concern cited by 83% of respondents



ARTERIALS: 1st and 3rd are top priorities following closely by Krameria.



INTERSECTIONS: Kearney/Southmoor, 3rd/Krameria, 1st/Krameria/Locust are top priorities.



HOT ZONES: the intersections (red circles) and streets (red lines) are the areas of greatest concern and recommended focus



Recommendations

- **Crime/Safety** - proposal from Flock Safety for LPR (license plate recognition) cameras to tie into DPD at HOA expense (recommended use budget currently allocated to Securitas)
- **Traffic Calming** - a multi-phase approach with DPD, DOT, Denver Streets Partnership and City Council
  - Phase 1a: data gathering with DPD speed trailers and officer enforcement (in progress)
  - Phase 1b: recap survey to community and propose grassroots campaign to drive awareness and action within community
  - Phase 2: 'Tactical Urbanism' approach with support from DSP to install temporary traffic calming measures and assess outcomes
  - Phase 3: Implement a combination of speed cameras, digital signs and permanent traffic calming measures with support from DSP (and possibly DOT + City Council) - see [Zebra](#)

Phase 1b Recommendations

- 311 campaign
- Denver Moves Bikes - Interactive Map Campaign
  - [Overview](#)
  - [Interactive Map](#)
- Write to City Councilperson
- Traffic and Safety Day / Demonstration



## Resources

[https://denvergov.org/files/assets/public/v/2/dot/dot/documents/permits/dotdot-106.4-entrance-permits-entrance\\_reqs.pdf](https://denvergov.org/files/assets/public/v/2/dot/dot/documents/permits/dotdot-106.4-entrance-permits-entrance_reqs.pdf)

<https://www.denvergov.org/files/assets/public/v/1/dot/dot/documents/standards/pweis-002-0-streetscape-design-manual.pdf>

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Department-of-Transportation-and-Infrastructure/Documents/Standards-Detail>

<https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Department-of-Transportation-and-Infrastructure/Documents/Right-of-Way-Permits>

## APPENDIX