

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

(Date: June 15, 2023)

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 June 15, 2023, at approximately 6 p.m. The meeting was held pursuant to prior notice as a Zoom video conference.

1. **Establishment of Quorum.** Mr. Draper determined based on the number of Members participating that a quorum was established for the meeting.

2. **Introduction.** Mr. Draper described the need to change various communication arrangements following the departure of John Sadwith, the prior President of the Board of Directors who had served on the Board for more than 20 years and who had arranged with Colorado Trial Lawyers Association certain support services for the Association's communications. These changes include holding meetings by Zoom or a similar service and rather than in person and providing communications with Members through email and through the Association's Web site. These changes were approved by the Board and will be included in the Bylaws which are in the process of revision.

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

Cecilia Retelle Zywicki (who is responsible for all matters related to the website of the Association and hosted the Zoom conference call of the Annual Meeting)

Tom Deline (long-time Chair of the Architectural Review Committee who gave special thanks Mrs. Retelle Zywicki for technical support)

Robert L. Brown (long-time Secretary of the Board)

John Derungs (Parks Coordinator)

Mariette Bell (long serving Treasurer of the Board)

Absent was Jeff Burnside who is traveling.

4. **Securitas Report.** Mr. Draper introduced Mike Parsons representing Securitas International, the company that currently provides security services to the HOA. Mr. Draper noted that the prior provider, Covenant Community Services and Mike Gargaro, terminated their services to the HOA in late 2022 when Mr. Gargaro retired. Mr. Draper reported contacting numerous prospects to provide replacement services and receiving very few responses. Securitas has been engaged and provides drive-throughs of all of the streets in the Subdivision three times a day. Securitas also provides similar services to neighboring Crestmoor One.

Mr. Parsons reported he was becoming familiar with the neighborhood since becoming employed as a District Manager for Securitas in April and has driven patrols himself. He noted the purpose of the patrols was to show those who "have a watching eye" on the Subdivision see the presence of security. Mr. Parsons mentioned the coming availability of a "call out" service to Members and reported that information would be furnished on the web page of the HOA when available. In response to a Member's question, Mr. Draper reported that open garage door and vacation check services would be provided and protocols were being designed and implemented.

A Member asked about the availability of data related to the services being provided. Mr. Parsons reported that Securitas provided regular reports to Mr. Draper. Mr. Draper also noted that Mrs. Retelle Zywicki regularly reports current Denver crime maps on the web page. Mr. Draper noted that although crime is up everywhere in Denver, Crestmoor is one of the least affected subdivisions in Denver.

After Councilwoman Sawyer's report (Item 5, below), Mr. Draper responded to a Member's follow-up question regarding vacation notification and open garage door notification. Mr. Draper noted that those services are required by the HOA's contract with Securitas, but that Securitas is still working on protocols on its side to implement these programs. Mr. Draper also mentioned the possibility of installing cameras in the neighborhood to increase security but noted multiple significant difficulties including the entry islands not being owned by the HOA and not having ready access to power (suggesting the possibility of solar power) as well as noting privacy concerns needing to be addressed.

5. **Councilwoman Sawyer Report.** Mr. Draper introduced Councilwoman Sawyer, our representative in District 5 on the Denver City Council, and congratulated Councilwoman Sawyer on her recent re-election. Ms. Sawyer provided a PowerPoint presentation including survey results listing pressing constituent issues, summarizing recent actions in response to citizen issues including weapons removal programs, requiring affordable housing units in new multi-family construction, the Council's response to the "Five Social Determinants of Health" for a community, and related matters. She listed specific safety improvements, crime prevention efforts including CPTED in which a representative of the Denver Police Department will visit individual homes to suggest increased security measures. She discussed the success of weapons buyback programs sponsored by the City. She described certain traffic calming measures that had recently been implemented in nearby neighborhoods. She noted particular issues affecting Crestmoor particularly including playground improvements at Crestmoor Park pursuant to the "RISE Denver" bond issue, planned road paving between Alameda Avenue and Colfax Avenue on Monaco and Quebec this year, and the Krameria bikeway improvements which are now planned for 2025, noting that their final design has not been approved. Councilwoman Sawyer is aware of significant neighborhood concerns and opposition related to the bikeway plan.

Councilwoman Sawyer requested that Crestmoor neighbors report any neighborhood issues and described how and when to contact DPD and the City using 911 for emergencies, a non-emergency DPD contact number, and using 311 for problems with City services. She also noted the importance of neighbors keeping track of one another including bringing in neighbors' trash cans and caring for packages that appear to be left on a neighbor's step as well as the importance of neighbors leaving outdoor/porch lights on at night.

She noted that the City Council would be very busy in the next several months as a new Mayor and administration take office. She also noted the new borders of District 5 now including the addition of Cherry Creek and Country Club.

Mr. Daniel Courtney asked about the status of path repaving in the park. Councilwoman Sawyer noted that the southerly portion had been completed (although paving adjacent to the tennis courts remains "vintage") and noted that a funding source for the north portion of the park needed to be identified.

Mr. Robert Bricmont asked about the lack of traffic enforcement. Councilwoman Sawyer described at length the dramatic decline in available traffic officers all over Denver resulting from multiple retirements and that although two new classes of DPD recruits were coming online, it takes approximately 18 months to adequately integrate and train new recruits into the Police Department. Traffic enforcement is a very low DPD priority.

6. **Board of Director Elections.** Mr. Draper introduced the Board of Directors slate of three candidates for the three open Director positions including Mariette Bell, the current Treasurer (whose term is expiring), Rebecca Kenny, and Ted Martin. Each gave a short description of themselves.

Ms. Bell described her service as Treasurer to the Association and noted she owed any success to Roberta Millard who provided great support as the HOA's outside, paid bookkeeper.

Ms. Kenny, who has resided in Crestmoor with her family for 22 years, noted she became involved with the Association in response to the sidewalk paving project by the City along Monaco Parkway between Sixth Avenue and First Avenue during which experience neighbors encouraged her to join the Board. She works as an interior design professional with a hotel specialty and believes her experience will be of assistance to the ARC.

Ted Martin and his wife and two children have lived in Crestmoor since May 2022. He is a native of Parker, Colorado, studied business economics at Brown University, and has worked for three hedge funds for over 20 years. He believes his experience can add to the financial depth of the Board.

Mrs. Retelle Zywicki described voting procedures to the Members and requested that they enter their votes for or against the Director candidates.

7. **Treasurer's Report.** Ms. Millard reported that of the 486 homes in the HOA, only 35 owe outstanding dues. Ms. Bell reported difficulties with billing arrangements for Securitas because it has combined its billing for Crestmoor One and Crestmoor Two. This is being sorted out. Otherwise, costs are similar on a year over year basis to recent years. The cost of landscaping is increasing. The current reserve held by the Association is \$250,000. Mr. Rappaport expressed his concern that dues may be too high given the level of reserve and that the reserve may not be properly invested, providing relevant statistics. He suggested the Board needs to adopt a strategy regarding investment and holding of funds and needed to revisit the amount of dues. Mr. Draper reported that the prior Board President, Mr. Sadwith, recommended holding a minimum of one year of dues payments in a reserve account. There was brief discussion as to the increase in dues

in 2021. Mr. Brown noted that some of the proposed uses of the 2021 dues increase had not been realized and concurred that it is possible the dues increase was not needed.

There was a discussion of the largest expenditures by the Board. These included security and landscaping. Mr. Deline agreed that the level of dues was a significant concern and agreed with Mr. Draper that the Board needed to do a reevaluation of the current financial situation. A question was asked about Board income from architectural fees paid by property owners. Mr. Deline described the revenue neutrality of those fees which were passed directly through to the Association's outside architect.

8. **New Directors.** Mrs. Retelle Zywicki reported that the Board slate was approved by a vote of 30 to 1.

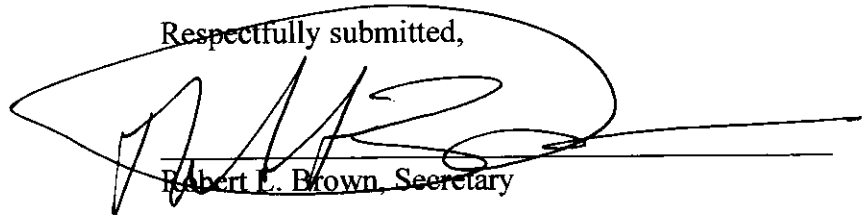
9. **Landscaping Update.** Mr. Draper described the ownership of the entry islands by the City and County of Denver meant that responsibility for maintenance was shared between Denver and the HOA and that a Memorandum of Understanding had been executed between the HOA and Denver on at least two occasions. Denver provides irrigation, turf maintenance and care of trees. The HOA has hired Sundown to manage the annual plantings and has for an additional fee undertaken some fertilizing and weed control in the flowerbeds. Denver has planted new trees in most of the islands and is very responsive to dealing with tree issues. Mr. Derungs noted Denver will be reducing water supply to parks around the entire City and that Crestmoor will be affected. The HOA will not get significant input into the reduction in water and noted the likelihood of needing to plant lower-water perennials rather than more water intensive annuals. Mr. Draper predicted less turf on the islands in the future.

10. **ARC Report.** Mr. Deline presented the ARC Report, and a copy of that Report is attached. He noted that he was working on a recent revision of the Design Guidelines following a great deal of attention by the Board and other Members of the ARC. In response to a question about the proposed changes, Mr. Deline noted that mostly they would relate to landscape features in the front setback area permitting certain rock enclosures related to garden plantings and looking to make such landscaping more user friendly for homeowners. Mr. Jim Burness also asked about the Design Guidelines permitting (or not) raised seam roofs. Mr. Deline noted that historically they were seen as excessively modern for the Subdivision and in violation of the recorded Covenants. Mr. Deline noted that raised seam roofs were permitted only as minor accents.

11. **Adjournment.** Mr. Draper offered special thanks to Mr. Deline, Mr. Brown, Ms. Bell, and Mr. Derungs for long-time service on the Board. He also thanked the Members of the Association who participated in Association affairs and paid dues to support the Association's activities on their behalf. He invited those Members who are passionate about having in-person homeowners' meetings to contact him and help the Board arrange the technology to make that work.

The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted,

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right. It is positioned over a horizontal line.

Robert L. Brown, Secretary

Approved by Board: Nov. 28, 2023
and March 31, 2025