

**MINUTES OF
SPECIAL MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION
(February 12, 2025)**

A special meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association was held on February 12, 2025, by conference telephone call; the meeting was called to order by Mr. Draper at approximately 4:01 p.m.

1. **Directors in Attendance.** Present on the telephone conference call were Rebecca Kenny, Cecilia Retelle Zywicki, John Derungs, Mariette Bell, Ted Martin, Tom Deline, Jeff Burnside, Andy Draper, and Robert Brown.

2. **Presentation of ARC With Respect to a Possible Amendment to the Design Guidelines.** Mr. Draper invited Mr. Deline to follow up on the memorandum sent by the ARC to the Board dated January 31, 2025, concerning the proposed amendment.

Mr. Deline reported that he and others on the ARC had observed that the Design Guidelines permit standing seam metal roofs but only with the approval of the Board where they were "accent or secondary," minor elements, or generally subordinate to the overall design. Mr. Deline noted that the current absolute prohibition against standing seam metal roofs may be unnecessary and may be overly inflexible since the ARC and Board would always have the authority not to approve roofing materials and designs which were not "in harmony" and "consistent with traditional design," which are guideposts under the Covenants with respect to architectural approval. This matter was discussed by the ARC with no decision being reached other than to instruct Mr. Brown to draft a proposed modification to the relevant provisions in the Design Guidelines.

The ARC again met to discuss this matter further given that opinions were divided on the issues of the suitability of standing seam metal roofs as being consistent with the Crestmoor neighborhood and the requirements of harmony and traditional design. Mr. Burnside agreed with Mr. Deline's summary of ARC discussions and recommended that it was appropriate to resolve current issues related to compliance with the Design Guidelines and failure to build in accordance with approved plans at 125 Southmoor prior to engaging in a discussion about any revision to the Design Guidelines.

Ms. Kenny offered to provide more technical information to enable a revision to the Design Guidelines if that was the Board's determination. She recommended putting the current proposed revision on hold indefinitely, at least for several months. The sense of the Board expressed by Messrs. Draper and Martin and by Mrs. Retelle Zywicki was to postpone amending the Design Guidelines until the 125 Southmoor issues were resolved.

3. **Continuing Failure of the Owner/Builder of 125 Southmoor to Comply With Approved Plans for Construction.** Mr. Deline then summarized the history of plan submission and approval for 125 Southmoor. The original plans submitted by the owner and were approved by the ARC. However, the nearly completed exterior reveals significant departures from the approved plans, including, among other things, a different color scheme and different roof material in violation of the approved plans and the Compliance Agreement executed by the owner and architect.

Mr. Deline noted that when he notified the architect of these and other breaches, she was surprised and clearly upset, implying that the changes were not made or approved by the architect but were done onsite by the owner/contractor on his own initiative. Mr. Deline reported that the architect has now submitted a proposal to install a different metal roof product intended to have a "cottage" look. After consultation with the ARC, Mr. Deline emailed the architect rejecting that proposal and has not received a response.

The Board engaged in a broad discussion about how the Board ought to respond to the current substantial violations at 125 Southmoor. Mr. Burnside emphasized the need to act in a way that is best for the neighborhood and that it was important to the neighborhood and the activities of the ARC that construction occur only in conformity with plans that have been submitted to and approved by the ARC. This is something that will maintain property values within Crestmoor for the benefit of all neighbors.

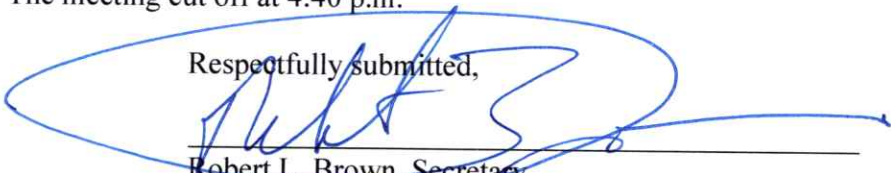
Mr. Draper added that he has received multiple negative comments from neighbors of 125 Southmoor and 5801 E. Third (having the same ownership) about apparent violations of the Design Guidelines and the applicable Compliance Agreement on these sites, including the unkempt construction areas, the nonconformity to plans, and the long-term intrusion of these projects into the neighborhood.

The Board discussed the possibility of imposing fines or negotiating a cash settlement for violating approved plans without reaching a conclusion. Mr. Burnside and Mr. Brown both noted that the recorded "Notice of Noncompliance" of 125 Southmoor apparently had the desired effect.

Mr. Deline noted that the ARC has requested the architect for 125 Southmoor to submit revised plans for review. Messrs. Draper and Burnside discussed having a direct, in-person meeting with the owner of 125 Southmoor to learn of his intentions and discuss paths to resolve problems at the site. The Board discussed and generally approved providing specific notices of violations with respect to 125 Southmoor and 5801 E. Third, as appropriate, and recommended that Mr. Draper and Mr. Burnside meet with the owner and, as necessary, prepare and record Noncompliance Notices.

4. **Adjournment.** The meeting cut off at 4:40 p.m.

Respectfully submitted,


Robert L. Brown, Secretary

February 21, 2025

Approved by the Board February 19, 2025, by email
Plunch

Appointment Details

payment methods and settings in [Microsoft Wallet](#).



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TELEMEDICINE NEW with
Kristina

This is a video visit

Friday April 04, 2025
12:00 PM MDT (1 hour)

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You will be able to join your video visit 10 minutes prior to your appointment time. Please refresh the page to enable the "Join video visit" button.

You have paid the \$75.00 prepay.

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Test hardware

Test that your camera and microphone are working.

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All questionnaires for this appointment will be available for you to answer on Friday March 28, 2025.

☒ [Genetics History \(Print\)](#)

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Frequently Asked Questions:

1. How do I get rid of an echo?

The following steps should be done by you and your provider:

- Use headphones
- Reduce the volume of speakers
- Move the microphone away from the speakers

2. How can I improve video quality?

- Restart your computer: restart your computer before your first call.
- Wifi : Be close to your wifi router, make sure no other parties on the network are using up the