

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

(Date: December 14, 2021)

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, John Sadwith, on December 14, 2021 at approximately 6:15 p.m. at Temple Emanuel.

1. **Establishment of Quorum.** Mr. Sadwith determined based on the number of Members present and the number of proxies received that a quorum was established for the meeting.

2. **Introductions.** Mr. Sadwith introduced the following eight Members of the current Board of Directors as follows (expiration of term indicated in parentheses):

Chris Penney (2021 Retiring) -- Webmaster

Robert L. Brown (2023) – Secretary

Mariette Bell (2022) – Treasurer

Tom Deline (2021) – Chairman of Architectural Review Committee

Jason Hill (2022) – “Zoom Master” and new Webmaster

John Derungs (2023) – Parks Coordinator

Andy Draper (2023)

John Sadwith (2021) – President

Mr. Sadwith also introduced Roberta Millard who has been providing bookkeeping and related services to the Association for many years and was attending the annual meeting to track Members and attendance, distribute ballots, receive proxies, and assisting in counting votes (along with Chris Penney and Mariette Bell).

Mr. Sadwith also introduced four additional candidates for election to the Board of Directors (in addition to himself and Tom Deline): Jeff Burnside, Daniel Courtney, David Sadoff, and Cecilia Zywicki.

Mr. Sadwith also introduced Chris Anderson and Logan Frye (an aide from Councilwoman Sawyer’s office). Mr. Sadwith introduced Mike Borquez from the Denver Police Department.

Mr. Sadwith thanked John D'Onofrio and family who run Stargazer Chocolates who provided dessert. Mr. Sadwith additionally thanked Hank Saipe for providing a free self-storage facility at the CubeSmart self-storage facility at 3800 Monaco Street.

3. **Election Mechanics.** Mr. Sadwith asked Mr. Penney to outline for Members voting procedures. Mr. Penney described the three different colored ballots received by each Lot Owner or holder of a proxy for a Lot Owner: yellow for election of directors, blue for runoff election of directors (if required), and green for dues increase.

Mr. Penney explained that each of the candidates would have two minutes to make a presentation to the meeting followed by a two-minute question and answer period. This would be followed by a vote of the Members, each Member (or proxy holder) entitled to vote for up to four different names. Mr. Penney would hold the ballot box and the team selected by the Board and led by Ms. Millard and Ms. Bell would perform the vote count.

4. **Candidate Presentations; Director Election.** Each of the following five candidates, Jeff Burnside, Daniel Courtney, Tom Deline, John Sadwith, and Cecilia Zywicki presented brief descriptions of their family status, work experience, and other qualifications to be Directors as well as descriptions of their vision for the Board of Directors of the Association moving forward. Zak Vasquez made a similar presentation on behalf of David Sadoff who was unable to attend.

Following the presentations, a five-minute break was taken to permit Members to vote and submit ballots to Mr. Penney who collected them in the ballot box.

5. **Presentation to Mr. Penney.** Following Mr. Penney's delivery of the ballot box to the vote counting teams, Mr. Sadwith described to the Members Mr. Penney's history on the Board and his contributions to it, including maintaining the Association's website. On behalf of the Board and the Association, Mr. Sadwith presented to Mr. Penney one of the Crestmoor street signs that was replaced several years ago as a thank you.

6. **Motion for Dues Increase.** Mr. Hill asked for a motion and second for an increase in annual dues to \$175.00 per year. Upon the motion made and seconded, Mr. Hill called for discussion. Mr. Hill noted that dues were increased from \$25.00 to \$75.00 per year in 2008, to \$100.00 in 2014, and to the current amount of \$125.00 in 2017. He noted that a \$50.00 increase is small in absolute terms. He described intended uses for the increased revenue to the Association for the following:

a. Available for increased security costs incurred by the Association including the possibility of increased patrols of the neighborhood.

b. Increased costs of maintenance and annual plantings in the six entry islands. Mr. Hill noted that until recently, labor for such maintenance and installation was provided for free by JBK Landscaping. However, that company has been acquired and new arrangements need to be made. The Association incurred significantly increased costs for planting and landscape services in 2021 that, ultimately, were not well performed. Funds would be used to engage a landscape architect to design new plantings emphasizing minimizing water usage.

c. Additional costs will be incurred to implement some form of an electronic dues payment process.

d. The Board will consider undertaking a new traffic study since the last one undertaken by the Association was 20 years ago. In response to a question, Mr. Hill and Mr. Sadwith explained that although the City will perform certain traffic counts, prior experience has indicated the wisdom of having an independent study—see item (i), below.

e. The possibility of the Association being the victim of litigation has surfaced and having funds to provide a defense is a significant concern.

f. Mr. Hill as well as several of the candidates for the Board of Directors all have suggested community events to increase the cohesiveness of the Subdivision including food truck gatherings, wine tasting, party activities for children, such as renting a “bouncy castle,” and other activities to be suggested by the Board or by Members.

g. A questioner asked whether litigation was threatened. Mr. Hill confirmed that was the case and that such threat did not relate to Mr. Zywicki.

h. A question was raised as to how the preceding information about possible use was reflected in the budget. Mr. Hill and Mr. Sadwith described the budget as a continuing work in progress to be addressed by the new Board.

i. A Member asked why not simply permit Denver to conduct measurements of traffic within the Subdivision and prepare a report. Mr. Sadwith pointed out that in prior years studies were done over spring break and over Jewish holidays both of which would, of course, provide bad data. Mr. Sadwith noted in particular traffic issues at First Avenue and Monaco Parkway which is currently problematic and will get worse. Mr. Sadwith emphasized that the Association needed to look out for itself. He also noted this was not an issue between the Association and Councilwoman Sawyer but with Department of Public Works.

j. A questioner asked why not allow the City to do all of the landscaping on the entry islands. Mr. Sadwith explained that the City will not plant the islands and that there have been ongoing problems with the City with watering, mowing, and general maintenance.

7. **President’s Report.** Mr. Sadwith reported on the following matters:

a. **Security.** The biggest security issues have been theft from autos in the Subdivision. Mr. Sadwith noted a neighbor had suggested placing security cameras at each entry to the Subdivision that would record license plates of vehicles entering and leaving the Subdivision. Mr. Sadwith explained that this had been investigated in the past by the Board which found that the expense would be prohibitive, that there would be problems created by maintaining and reviewing a huge amount of data, and the Board had privacy concerns as well.

b. **Porch Pirates.** Mr. Sadwith noted that porch pirates were a huge issue in the Subdivision and mentioned the suggestion that the City pass an ordinance requiring delivery personnel to ring the doorbell when making a delivery.

c. **Dues Paid by Credit Cards, Etc.** Mr. Sadwith acknowledged Member concerns regarding providing electronic options to make dues payments and recommended that the incoming Board of Directors investigate this further.

d. **Park Path.** Mr. Sadwith described the new eight foot wide concrete path that circles and crosses most of Crestmoor Park but noted that it was not completed along the northerly portion of the Park nor was the worst part of the asphalt adjacent the tennis courts and south to Alameda Avenue were not improved. The City has explained choices needed to be made on account of funding limitations.

e. **Soccer Parking.** Mr. Sadwith noted the concern of the Board and Members regarding parking around Crestmoor Park during soccer season and dangerous conditions created by crowding and misparking on corners, in no parking zones, and blocking driveways. Mr. Sadwith reported that the City permits three soccer games among younger players on each field that this causes this heavy traffic and parking issues.

f. **Trash Collection.** Mr. Sadwith noted that the Subdivision's trash collection day may move to Thursday in 2022.

g. **ARC.** Mr. Sadwith reported that Mr. Deline spends many, many hours each year reviewing construction and landscape plans, making recommendations, working with the Association's consulting architect, and responding to homeowners. Mr. Sadwith, on behalf of the Board, thanked Mr. Deline for his long and continuing service.

h. **Thank You.** Mr. Sadwith thanked the Members for his ability to have served as President and further noted that if reelected, his upcoming three-year term would be his last.

8. **DPD Presentation.** Mr. Sadwith introduced Mike Borquez, the Association's contact at Denver Police Department Division 3, describing him as being very responsive to inquiries from the Association and having provided assistance over many years. Sergeant Borquez introduced himself noting he was a Denver native and had served for 23 years with DPD. He thanked Mr. Sadwith and Mike Gargaro (of Covenant Community Services) for their responsiveness. He emphasized information provided previously by Mr. Sadwith regarding porch pirates, theft from autos, and break-ins that had occurred when garage door openers were left in cars on the street. He emphasized the ubiquity of thefts from cars and admonished homeowners, without blaming the victims, not to leave anything in view in cars regardless of their worth. Sergeant Borquez also advised residents expecting package deliveries to pay attention to texts and emails from the delivery companies and to make arrangements with neighbors if the recipient of a delivery is not going to be at home to receive it. Finally, Sergeant Borquez and Mr. Sadwith noted that Denver Police patrols are based on statistical information regarding crimes and therefore it was imperative that residents always file police reports, even if the expectation is the police will not be able to locate and arrest the perpetrator.

9. **Board of Directors Election Results.** Mr. Penney reported that three of the four Directors positions had been filled: Mr. Burnside, Mr. Deline, and Mr. Sadwith. This would require a runoff election between Mr. Sadoff and Ms. Zywicki. Mr. Penney again described that each person entitled to vote should circle one of those two names on the blue Director runoff ballot

and deliver those ballots to him for collection and to be delivered to the vote counting teams. Shortly thereafter, Mr. Sadoff notified the meeting that he was dropping out in favor of Ms. Zywicki.

10. **Security Report – Covenant Community Services.** Mr. Sadwith introduced Mike Gargaro, President of Covenant Community Services, noting that security patrols were not intended to catch bad actors but to act as a deterrent to such bad actors and bad conduct. Mr. Gargaro offered to Members to pick up a report from the check-in table containing comparative statistics on crime in the neighborhood over the last five years. Mr. Gargaro noticed that in recent years the Police Department was stretched too thin and now Covenant Community Services was more in the front line of responding to citizen calls in the Subdivision because of lower police staffing. He noted that “votes have consequences.” Mr. Gargaro emphasized recommendations made by Sergeant Borquez, and he additionally recommended parking cars in driveways rather than on the street and not ever leaving a running car unattended.

Mr. Sadwith underlined the preceding points made by Mr. Gargaro and thanked Mr. Gargaro for the services provided including multiple daily patrols, garage-open notifications, advice on security matters to homeowners, and vacation home checks. Mr. Sadwith and Mr. Gargaro noted the need for personal responsibility to minimize criminal activity in the entire community.

11. **Councilwoman Sawyer’s Report.** Mr. Logan Frye, an aide to Councilwoman Sawyer, apologized for Councilwoman Sawyer not being available to attend on account of conflicts and offered to discuss any open issues concerning Members. The principal topic of discussion related to the proposed Kearney bikeway emphasizing the danger of bicycle travel around Crestmoor Park with heavy parking on both sides of the street, especially during soccer season. Mr. Frye acknowledged the problem and is pushing for a better resolution.

12. **New Business.** A Member complained that notices from the Board to Members were inadequate and that she had not received a letter or email concerning dues payments.

13. **Dues Increase – Part 2.** Mr. Penney announced that the dues increase motion passed by a vote of 92 in favor and 55 opposed.

14. **Adjournment.** There being no further business to come before the meeting, Mr. Sadwith declared the meeting adjourned at approximately 8:05 p.m.

Respectfully submitted,



Robert L. Brown, Secretary

Approved by Board: January 5, 2022