

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

(Date: December 9, 2020)

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 9, 2020 at approximately 6:04 p.m. as a Zoom call hosted by Board of Directors Member Jason Hill.

1. **Establishment of Quorum.** Mr. Sadwith determined by information available on Zoom that more than 25 lots in the Crestmoor Homes Filing No. 2 Subdivision were represented and a quorum was established.

2. **Introductions.** Mr. Sadwith thanked the Colorado Trial Lawyers Association and Nick Jurjovec of CTLA, for providing the Zoom facilities and technical support. Mr. Sadwith also thanked HOA Member Hank Saipe and CubeSmart Self-Storage for providing free storage for HOA records at its Monaco and 38th Avenue facility. Mr. Sadwith also thanked JBK Landscaping for the free labor services donated in connection with planting of the HOA's entry islands.

3. **President's Report.**

a. Mr. Sadwith reported on the Lego event at Crestmoor Park (fully-masked, socially distanced, and employing a touchless experience).

b. Mr. Sadwith reported on the HOA meeting regarding traffic issues within the subdivision sponsored by Amanda Sawyer's office to discuss issues homeowners were experiencing. The meeting was well attended and Ms. Sawyer's staff promised to follow-up on recommendations to ease the reported problems.

c. Mr. Sadwith also reported on the repaving that had occurred over the Summer' throughout the subdivision, but other than certain roads generally south of First Avenue that were subject to an ongoing Denver Water project which was opening streets for new pipes.

d. Mr. Sadwith reported he was continuing to follow traffic issues in the Boulevard One project, especially since certain of the traffic-calming measures promised for First Avenue did not seem to be being installed.

e. Mr. Sadwith thanked Board Member John DeRungs for his heading up volunteer cleanup efforts in Crestmoor Park.

f. Mr. Hill called the meeting's attention to what he described as major cracks in Southmoor Drive following recent repaving and suggested an evaluation of the HOA's security services. Mr. Sadwith noted a previous suggestion that cameras and monitoring equipment be

installed at entries to the subdivision, but that such a proposal was dramatically too expensive to consider and would require significant infrastructure.

g. Mr. Sadwith reported that he and the Board authorized additional security patrols during the Summer on account of national unrest and violence in Downtown Denver.

Denver Police Department Report. Officer Grinsley noted good participation by residents in neighborhood watch-type programs and that crime statistics in the larger Crestmoor/Hilltop neighborhood (the area covered by the DPD statistics) were very good with only four burglaries reported last year. He did note that theft from motor vehicles increased approximately 30%. Office Grinsley encouraged owners to be smart about locking vehicles and emptying them of contents and reporting specific behaviors. Officer Grinsley further reported that police efforts were largely driven by statistics, so it was important to have crimes and other incidents reported to receive appropriate service and coverage. Officer Grinsley noted the upcoming deadline for District 3's Christmas toy collection effort. He was not in a position to provide information about the recent shooting adjacent to Crestmoor Park. He did note extra patrols had been put on related to the park but that such additional coverage was dependent upon other calls other officers would be fielding. Mr. Sadwith asked Officer Grinsley about a recent in-home burglary, and Officer Grinsley will inquire. Officer Grinsley also asked that incidents of street racing be reported.

4. **Election of Directors.** Mr. Sadwith asked the HOA meeting to consider the election of the Board of Directors slate for continuing Directors Robert Brown and John DeRungs for additional three-year terms. Mr. Sadwith identified for the HOA those other Directors who were attending the Annual Meeting. Pursuant to a motion made and seconded by homeowners, Messrs. Brown and DeRungs were elected with one opposed vote.

5. **Treasurer's Report.** John Sadwith presented the Treasurer's report dated as of December 31, 2019, noting approximately \$112,000.00 in assets and only approximately \$1,500.00 in delinquent dues (representing approximately 10-12 members).

6. **ARC Report.** Mr. Deline presented the report of the Architectural Review Committee, noting 22 projects were reviewed in 2020. He noted that the COVID pandemic had not decreased the desire to purchase property in Crestmoor or to add on to or modify existing homes, although as of the date of the meeting, there were only two requests for ARC approval pending. Mr. Deline also noted that the issue of size and location of landscaping walls in the front setback was being addressed by the ARC and the Board.

7. **State Senator Chris Hansen.** State Senator Chris Hansen was introduced by Mr. Sadwith. Mr. Hansen is our subdivision's representative in the Colorado State House and, among other things, is on the Joint Budget Committee. Mr. Hansen reported on the recent Special Session which provided approximately \$342,000,000.00 in relief related to the COVID pandemic and reported on the current status of medical facilities' usage and predicting there were still several months to go before vaccines might moderate the current problem. Mr. Hansen reported on Bills he was pursuing regarding methane mitigation and limitation of other greenhouse gases, improving the electric grid, and working on a transportation plan.

8. **State Representative Steven Woodrow** Mr. Woodrow filled Mr. Hansen's House Seat when he was elected to the State Senate and Mr. Woodrow was re-elected in 2020. He described additional needs generated by the COVID pandemic for both immediate relief and increased housing expenses. Mr. Woodrow is a consumer rights attorney and sponsoring Bills aimed at protecting consumers. He is working with the Governor's team regarding vaccine rollout issues.

9. **Report of Lowry Redevelopment Authority** Monte Force briefly described the Authority as being the infrastructure developer that was planning general land uses and selling separate tracts to vertical builders. He reported the Boulevard One project, the property for which was acquired from the U.S. Air Force in 2012, was nearing completion. All of the land has either been sold or currently under contract. Out of 750 existing residential units, 500 are currently occupied. Retail outlets were under construction, with openings beginning in late Spring or early Summer. Very little was left to complete by way of infrastructure improvements, and he believes that the Housing Redevelopment Authority will sunset in 2022.

Mr. Force reported on the progress of the small Target store opening at Boulevard One, a planned specialized grocer (unnamed as of yet), a Chase Bank branch, a childcare facility, coffee house, and Sushi Ronan, as tenants. Boulevard One believes that its current traffic analysis is consistent with what was set forth in its original plan and that the City confirmed such consistency and that an update to the report is not needed.

10. **Covenant Community Services** Mike Gargaro reported that his company may receive information that is not reported to the police and that it is important for HOA members to report all incidents of criminal activity to both the police and Covenant Community Services. He emphasized the problem of theft from motor vehicles and that any item may be a target. He emphasized that it was inadvisable to leave personal information in a vehicle, such as registration and insurance. He also recommended not leaving garage door openers in a vehicle that can provide access to a house through a connected garage.

11. **Councilwoman Amanda Sawyer** Ms. Sawyer thanked her staff for the assistance that was provided to the neighborhood during the prior year and congratulated the HOA on the good communications with her office. She described other efforts of her office, including continuing thought regarding rezoning and the so-called East Area Plan, which was previously approved and is now being updated. She described it as a thoughtful balance that would maintain neighborhood character and permit growth. She described improvements and new bus stops along Colfax Avenue, as well as 8th Avenue improvements between Quebec and Colorado Boulevard. She noted that the task force on group living zoning was coming to a close, with a final proposal to be published shortly.

Mr. Sadwith noted that the Board of Directors did not take a position on group living because of the amendments to the Bylaws by a homeowner committee preventing the Board from taking any action on zoning or land use issues.

In response to a question from Mr. Sadwith, Ms. Sawyer explained the City is unable to mitigate the "hideous 5-G towers" because of state and federal law which overrides Denver Zoning. She noted that her office had developed a new and good contact with the general contractor and she expects improvements.

12. **Additional Housekeeping.** Mr. Sadwith made the following requests and reports:

a. It is a City Ordinance and a kindness to the neighborhood that trash receptacles be stored in a concealed manner.

b. Any neighbor who observes another neighbor engaging in construction without having received notice of plans should e-mail or telephone Mr. Sadwith so that the ARC process can be followed.

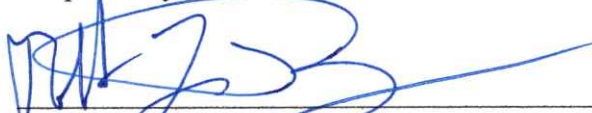
c. Mr. Sadwith pointed out that the area between Holly Street and fences of HOA residents to the east is required to be maintained by those residents.

d. Residents were asked to pickup waste deposited by their pets.

e. The City is embarking on replacing paths in Crestmoor Park, and information is available on the Public Works' website.

13. **Adjournment.** There being no further business to come before the meeting, the pursuant to a motion made and properly seconded, the meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,



Robert L. Brown, Secretary

Approved by the Board January 5, 2022

Attachments: Notice of Annual Meeting
2020 Financial Statements
Architectural Committee Report
Covenant Services Statistics