

Crestmoor Park Home Owners, Inc
First Filing

Minutes from the Board of Directors Meeting
June 27, 2011, 6:00 PM
333 Ivy Street, Denver, CO

The meeting was called to order at 6:10 Pm by John Fischer, President. Those in attendance were Alexis Fischer and Board Members Mike Harms, Denise Bennett and Janet Warren.

The minutes from the August 3, 2010 meeting and the August 31, 2010 Annual Meeting were reviewed and approved.

The financial reports from Mike Byrne, Treasurer, were reviewed and it was concluded that our current \$150.00 dues are sufficient to cover our expenses and need not be raised this year. The Board approved a proposal that Treasurer Mike Byrne be given the authority to make charitable donations without Board Approval for up to \$250.00 with an annual cap of \$500.00. Mike is to notify John when he makes a donation. Anything above the \$500.00 cap has to be approved by the Board.

The Annual Meeting will be held on Monday, August 29th under the pavilion at Crestmoor Swim Club. The price for use of the Club is \$200.00. Instead of using Summerhill Market for our main course, John will contact Cowboy Catering to supply ribs, chicken and hot dogs. The remainder of the meal, salads and desserts, will be supplied by the homeowners. Mike Harms will contact Argonaut Liquors for drinks and Mike Byrne will pay them COD. Janet, Alexis and Denise will see to the tables and dinnerware. Denise will invite Mary Beth Susman, the new District 5 representative, to speak at the meeting.

All households will be contacted by email, mail, and through the website, www.crestmoorparkone.com, announcing the Annual Meeting and how to RSVP, the Financial Report, updated roster, and a Proxy. There is a Board election on the meeting's agenda for Board members Denise Bennett and John Eliot, so details regarding the proxy and the voting will be emphasized.

Dick Wohlgenant resigned from the Architectural Committee on November 14, 2010, and John Moran accepted the nomination by John to fill the position. There was discussion about expanding this existing committee with members who have expertise in the building and architectural fields.

Our Covenants do not allow for homeowners to have goats and chickens in our yards in spite of a recent City Council Ordinance allowing such. We cannot

deviate from our Covenants in any case.

Political signs are allowed with restrictions. See the website for details.

There have been lots of pending, completed, and expected home sales recently. Home renovations are also on tap. As for business use of homes, of course people may do business on their computers, but still, no one is allowed to run a retail business with people coming and going, FedEx deliveries etc. This is stated in the Covenants and these rules must be upheld.

The meeting was adjourned at 7:00 PM.

Respectfully submitted,

Janet Warren

Crestmoor Park Home Owners, Inc., First Filing
Minutes from the Annual Meeting, August 29, 2011
Crestmoor Swim and Tennis Club
101 South Kearney Street

After the social time, from 5:30 to 6:30, the meeting was called to order by President John Fischer. Board members Mike Harms, Jack Scott, Denise Bennett, John Eliot and Janet Warren were introduced to the approximately 120 adults and 20 children who attended the meeting. Mike Byrne, the Treasurer, was not able to attend. Caterers for the meeting, Cowboy Catering, were likewise introduced. Giancarlo of Locanda Restaurant at 3rd and Holly was invited but unable to attend.

President John Fischer thanked the Board members for planning the meeting and thanked the attendees for their email RSVPs. Attendees were also urged to check out the Crestmoor website, www.crestmoorparkone.com to find information about items such as trash pickup days, covenants, financials, etc.

With the necessary quorum reached by proxies and by those present at the meeting, Denise Bennett, the Jersey Street representative and John Eliot, the Ivy Lane representative were reelected by acclamation for another three year term.

Dues, remaining at \$150.00 per household, were collected. It was noted that the dues cover the expenses of security, maintenance of the islands, notices, and updating of the website itself.

There has been a lack of water on the West island. John Fischer filed a complaint with the city and from that echelon, there has been some resulting work on the island's watering system. Neighbors close to the island were asked to water in the mean time.

Mike Gargaro of Covenant Community Services, the security company that patrols our neighborhood, was available to answer questions and to offer printed information about maintaining a safe neighborhood and about extra services they provide, such as the "open garage door service".

John Moran, a new Architectural Committee member, was lauded for his good work on the committee.

Speedy traffic continues to be a problem on Ivanhoe and Ivy Streets.

New neighbors were introduced. They are Adrienne and Mark Kudaletta of 29 Crestmoor Drive; Paul and Leslie Stratton of 380 Ivanhoe Street; Mike and Rosemary Bunn of 5830 East 6th Avenue; and James and Karen Carr, of 300 Ivy Street.

John Fischer urged people to help with cleanup after the meal.

For the program, Mary Beth Susman, the newly elected representative of District 5, spoke briefly.

The meeting was adjourned at 6:50 PM.

Respectfully submitted,

Janet Warren