

Crestmoor Park Home Owners, Inc., First Filing  
Minutes from the Board of Directors Meeting, March 13, 2012  
6:30 PM  
333 Ivy Street

The meeting was called to order at 6:45 PM by John Fischer, President. Those in attendance were Alexis Fischer and Board Members John Eliot, Mike Harms, Mike Byrne, Denise Bennett, Jack Scott and Janet Warren.

The minutes from the Annual Meeting of August 29, 2011 were reviewed and approved after minor changes.

Treasurer Mike Byrne submitted the financial report and stated that all households but one have paid their yearly dues. With a closing balance of \$15,216.00, the Board agreed that there is no need to raise the current dues of \$150.00 per household. Maintenance for both islands which includes cleanup, composting, and mulching done by Joanne Jaramillo is costing \$1500.00 this year. Snowplowing by Doug Curley is expected to cost \$500.00. Conducting the Annual Meeting at the Crestmoor Swim and Tennis Club has saved us about \$800.00 due to the change in catering and not having to rent tables, chairs and tablecloths from Butler Rents.

New Business:

Annual Meeting:

The Annual Meeting is planned for Monday, August 27th at the Crestmoor Swim and Tennis Club. If there is a Broncos game that night, the date will change to August 20th. Mike Byrne will reserve the pavilion. The Board agreed to hire Cowboy Catering for the meal. Salads and desserts will be provided by residents. The speaker will be Mike Sapp, a member of Mayor Michael Hancock's staff, who will talk to us about neighborhood concerns such as snow removal and speeding traffic. Mike has talked extensively with President John Fischer and John reassures us that Mike is extraordinarily capable and committed to helping to find and to implement solutions to our neighborhood problems.

Snow Removal:

The aforementioned Doug Curley did a fine job in plowing snow on the night of February 2nd in the entire neighborhood. At least 40 neighbors emailed John and expressed satisfaction with his work. Doug has committed to plow whenever there are six inches or more of snow. There is an issue with "berms" which are created when the plows push snow from the streets and pile it up near driveways and sidewalks. John Fischer will use various means to identify people, including kids from the neighborhood interested in earning a few dollars, who can shovel

the “berms” as well as sidewalks and driveways for those in need.

#### Speeding Traffic:

There has always been an issue with speeding cars on Ivanhoe Street, Ivy Street, and Crestmoor Drive. One solution to this problem may be to install speed bumps. In order to do this, it would help to get residents from each affected street to sign a petition ( 60% or more signatures per street) which then could be submitted to the city for their consideration. Mike Sapp is the perfect liason for helping us to find a solution.

Nick Ghiselli, resident of 355 Ivanhoe Street, has expressed interest in helping with this effort. John will ask Nick to take a leadership role in this task.

#### Architectural Committee:

The Board agreed that changes should be made in the way the Architectural Control Committee (ACC) is structured and serves the membership. We need to ensure the involvement of the Board to achieve effective management of issues presented to the ACC. We also need to broaden representation on the ACC to reflect the diversity of our membership and to include current `industry experience.` After consideration of the alternatives available according to our Covenants, The Board determined to assume the responsibilities of the ACC.

President John Fischer will present a letter to the Board for their approval to notify the current ACC members of this action and thanking them for their service to the Association.

#### New Directory:

Three new families have recently been added to the neighborhood roster. They are Jeff and Pat Moran, 323 Jersey Street; Brian and Kimberly Griggy, #7 Ivy Lane; and James and Karen Carr, 300 Ivy Street. Anyone who has not received the revised roster can contact John.

The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Janet Warren

Crestmoor Park Home Owners, Inc., First Filing  
Minutes from the Board of Directors Meeting, July 18, 2012  
6:00 PM 333 Ivy Street

The meeting was called to order at 6:00 PM by John Fischer, President. Those in attendance were Board Members John Eliot, Mike Harms, Denise Bennett, Jack Scott and Janet Warren.

The minutes from the March 13, 2012 meeting were reviewed and approved. Mike Byrne, in absentia, reported that the financials are the same as reported in the March 13, 2012 meeting with a slightly lower balance due to some extra maintenance to the islands.

Old Business:

The issue of speeding traffic on Ivanhoe Street, Ivy Street and Crestmoor Drive continues to be a problem. The Board wants to be responsive to neighbors who have complained about this. The Board agreed that installation of speed bumps in specially chosen locations on these streets is a possible solution to this problem. However, getting these speed bumps installed by the city is a very involved process, starting with the polling of residents to get 100% agreement to the installations. Nick Ghiselli, a lawyer who resides at 355 Ivanhoe Street, has expressed an interest in drawing up a petition and in obtaining signatures of affected residents to present to the city. In the meanwhile, Mary Beth Susman, City Councilwoman, has said that there is no hope for this to materialize due to the operation of snow plows and emergency vehicles. One month ago an attempt to step up police patrols in the area for the purpose of issuing speeding tickets did not materialize.

Annual Meeting:

The Annual Meeting is planned for Monday, August 27th at the Crestmoor Swim and Tennis Club. Mike Byrne has reserved the pavilion. Cowboy Catering will provide the meal; salads and desserts will be provided by residents. Janet and Alexis will decorate the tables and Mike Harms will take care of beverages through Argonaut Liquor Store. Crestmoor Pool will provide their large coolers. John will mention the petition for speed bumps and he will bring up the matter of replacement or reelection of Board members Janet Warren, Jack Scott and Mike Byrne, whose terms are up. The speaker will be Mike Sapp, a member of Mayor Michael Hancock's staff, who will talk to us about neighborhood concerns such as the aforementioned speeding traffic.

John will send out the invitation and RSVP for the annual meeting, the proxy, the financial report and the new roster of residents in August.

The meeting was adjourned at 6:45 PM.  
Respectfully submitted,  
Janet Warren

Crestmoor Park Home Owners, Inc., First Filing  
Minutes from the Annual Membership Meeting, August 27, 2012  
Crestmoor Swim and Tennis Club  
101 South Kearney Street

After the social time, from 5:45 to 6:30, the meeting was called to order by President John Fischer. Approximately 120 adults and 20 children attended the meeting along with Board members Denise Bennett, Mike Harms and Janet Warren. Mike Byrne, the Treasurer, Jack Scott, and John Eliot, were not able to attend. Caterers for the meeting, Cowboy Catering, were likewise introduced. Giancarlo of Locanda del Borgo Restaurant at 3rd and Holly provided us with two pans of his delicious lasagna. People were urged to clean up their own plates and to take their serving dishes home after the dinner.

The first order of business was the election of new Board members. This year Janet Warren of Ivanhoe Street and Jack Scott of Crestmoor Drive have completed their terms. Leslie Stratton of Ivanhoe Street and Genie Waters of Crestmoor Drive were unanimously elected to replace them. Leslie is an attorney with 15 years' experience in civil litigation and Genie is a lifetime resident of Crestmoor. John Eliot, the representative from Ivy Lane asked to step down after completing one year of his three year term. Jim Armatas, also of Ivy Lane, will replace him. The Board approves of this replacement.

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. The website is [www.crestmoorparkone.com](http://www.crestmoorparkone.com). which will now be accessible with a click of the mouse through emails sent out by John. The website contains important information including the Covenants, the By Laws, the financial reports, minutes of Board meetings and more recently, the monthly newsletter of the City Council representative.

Mike Byrne, Treasurer, reported through John that we have maintained a healthy balance of \$10,800 in spite of the extra \$1300 spent on island maintenance and a slight increase in our security service, Covenant Community Services.

Covenant Community Services continues to provide us with security and security related services that help keep criminal incidents at a very low level from monitoring and intercepting suspicious vehicles and individuals to providing vacation house checks, removing newspapers from driveways and calling residents regarding open garage doors. Residents are urged to request these services.

Plans for any remodeling projects are now to be submitted to John as President of the Association now that the Board has assumed those responsibilities. Barbara Hamman, John Moran and Bill Bredar were heartily thanked for their

diligent work as members of the former Architectural Committee.

Our gardener is doing a great job of maintaining the islands. Water availability is again a problem, but all in all, the islands are doing well.

Speeding traffic continues to be a big problem on Ivanhoe Street, Ivy Street, Crestmoor Drive and 6th Avenue. The Board is planning to place a high priority in resolving these issues, especially important as there are many new families with children in the neighborhood and their safety is a serious matter.

A new directory will be issued soon. People were urged to contact John with any changes in their information.

New neighbors were introduced. They are Pat and Jeff Moran of 323 Jersey Street and Andrew and Catherine Goodwillie of 28 Crestmoor Drive.

For the program, Michael Sapp, Director of Neighborhood Relations in Mayor Hancock's office, spoke. He was available afterwards for questions.

The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Janet Warren

**Crestmoor Park Home Owners Inc., First Filing**

**Board of Directors Meeting  
Thursday, November 15, 2012 - 5:30 p.m.  
333 Ivy Street, Denver, Colorado 80220**

**Meeting Minutes**

Attendees: Genie Waters, Leslie Stratton, John Fischer, Denise Bennett, Mike Byrne, Mike Harms

1. Welcome New Board Members Genie Waters (Crestmoor Drive) and Leslie Stratton (Ivanhoe Street)  
The existing Board Members welcomed Genie Waters and Leslie Stratton to the Board.
2. Elect Board Secretary  
Mike Harms volunteered to be the Board Secretary for the next year.
3. Approve Minutes from July 18, 2012 Board of Directors Meeting and Annual Membership Meeting of August 27, 2012  
Mike Harms made a motion to approve the minutes from the July 18, 2012 meeting as well as the minutes from the August 27, 2012 Annual Membership Meeting. Denise Bennett seconded the motion.
4. Discuss amending Covenants to conform to Denver and Colorado law regarding restrictions on posting political signs  
The Board discussed the matter of current covenant restrictions on the display of political signs in yards. The current covenants do not conform to Colorado Statute. John Fischer proposed an amendment document that would bring our covenant up to statute. The Board approved the proposed amendment with one minor modification. John Fischer will make the modification and send the amendment to the residents for their signature. There needs to be at least a 65% approval of the amendment for it to go into effect.  
  
Discussion took place on how we restrict the “No Wal-Mart” like signs that were posted around the neighborhoods recently. The Board agreed the current covenants include language to disallow posting of that type signage.
5. Review Association Roster  
The Board reviewed the Association Roster for completeness. A few phone numbers were changed. John Fischer will update and distribute to the residents.
6. Approve Revised D&O Insurance Policy  
The Board D&O policy came up for renewal. The policy is with Travelers. The three-year policy had a Limit of Liability of \$2 million. Travelers had proposed an increase to the policy. John Fischer requested for a proposal to revise the Limit of Liability to \$1 million. The new proposal came back in at \$3,192 for a new three-year policy. The Board agreed the \$1 million limit was adequate and approved John Fischer to approve and enact the new policy.

7. Miscellaneous Issues:

Speeding traffic:

The Board discussed the on-going topic of how to enlist the City to help slow down traffic that diverts from Holly and/or 6<sup>th</sup> Avenue onto Ivy and Ivanhoe. Discussions were had, including a three-way stop at the Ivy/Ivanhoe intersection, the construction of a new island at that intersection, speed bumps and drainage pans. Attendees concluded discussion with Leslie Stratton offering to contact Nick Ghiselli to get an update on his efforts and offer to help with a meeting with City officials. Leslie is to report back to the Board on any progress.

Damaged entrance sign at 6<sup>th</sup> and Crestmoor:

The Board discussed the damaged directional sign at 6<sup>th</sup> Avenue and the West entrance to Crestmoor Drive. Conclusion was that board members were all to call 311 to report the damaged sign and see if that gains any action from the City.

300 Ivy Street construction project:

John Fischer reported that the project is scheduled to be completed in March 2013.

8. New Business

- a) John Fischer reported that no new news has been communicated regarding the status of construction at the old UCH site at 9<sup>th</sup> and Colorado.
- b) Mike Byrne reported the balance of the Association account is \$17,000.

The meeting was adjourned at 6:40pm.

Mike Harms  
Secretary.