

CRESTMoor PARK HOME OWNERS, INC – FIRST FILING

Minutes - Annual Membership Meeting, August 26,
2013

The meeting was called to order by Association President John Fischer at 6:40 p.m., who gave a very warm welcome to all present. A special welcome was given to “new” residents, including:

- 424 Jasmine Street – Tom Bonebright and Anne Gracey Moore
- 20 Crestmoor Drive – James (Sam) and Michelle Eidson
- 408 Ivanhoe Street – Peter and Miranda (Mandi) Buche

...and a fond farewell (almost) to residents selling their homes:

- 3 Crestmoor Drive – Dale and Beth Naylor
- 5 Ivy Lane – Ann Lederer and Robert Hickler
- 26 Crestmoor Drive – David and Josie Larson

... and a warm welcome to a very special guest, our Mail Carrier Extraordinaire, Greg Hicks, and his wife, Glenda, and their daughter, McKayla. You may remember that McKayla was wounded in the Aurora theater shootings.

And thank you all for your RSVPs. We received RSVPs from 100% of our membership.

Our first order of business is the election of Directors. Up for election this year are Board Representatives from Jasmine Street and Ivy Street:

Jasmine Street -- Mike Harms has indicated that he prefers not to stand for reelection while Jerry McHugh (401 Jasmine Street) has expressed his interest. Nominations are open in the event anyone else from Jasmine Street would like to stand for election. Seeing none, nominations are closed and by acclamation all in favor of electing Jerry McHugh to represent Jasmine Street please say ay. All against, nay. Unanimously you have elected Jerry McHugh to represent Jasmine Street for a three year term.

Ivy Street – For Ivy Street, I am certainly willing to stand for reelection unless someone else wishes to put their name forward...hoping that is the case, nominations are open. Seeing no volunteers, nominations are closed. Please vote by acclamation to reelect John Fischer to represent Ivy Street. All in favor, ay, all against, nay. Once again, by unanimous vote John Fischer has been reelected for a three year term.

Other Business:

Mike Byrne, our Treasurer, is not able to be here tonight to present the financial report, but you did receive a copy of it with your notification for our Annual Membership Meeting. Our finances are in great shape, with a balance of a little over \$12,500.00. You will find the report posted on our website as well. All Members of our Association are current with their dues payments, and there are no delinquencies of any kind.

The Buckley Annex Redevelopment project is proceeding with 800 living units. Our major concern has to do with traffic impact, especially cut through traffic. Crestmoor 2nd Filing has additional issues of concern and has hired a consultant to assist with mitigations of impacts on Crestmoor and they have asked us to join them by contributing to the fees for the consultant. Your Board has taken this under consideration and determined it was in our best interest to join with them and we contributed \$1,000.00 to this effort.

Our Amended Covenants, which addressed restrictions on the posting of political signs, were approved, filed and recorded with the City and County of Denver's Clerk and Recorder's Office on March 22, 2013, and they are posted on our

website.

Please remember that all remodeling projects must be presented to the Board for approval, including construction of fences.

Trash and recycling bins per the Denver Revised Municipal Code must be stored on your property “out of public view” in between pick-up days.

We are doing our best to maintain our two islands and have kept costs as reasonable as possible. Our plan now is to continue maintaining them as we have been.

We have a new caterer this year – Still Smokin’ Fusion BBQ, owned by Cagney and Eric Hedahl. Please give them a warm welcome.

L’Esprit de Noel returns to Crestmoor One this year on November 22 and 23. They are currently in the process of selecting homes for the tour.

In response to requests that we post our roster on our website, I am bringing this issue to you for your vote. All in favor of posting our membership roster on our website, please vote by acclamation, ay. All opposed, nay. WOW! Almost unanimously you

are against posting. And so we won't.

Guest Speaker Mike Gargaro, owner of Covenant Community Services, our neighborhood security service was introduced and briefly reminded the membership to take precautions so as not to attract criminal activity in Crestmoor Park. Such precautions include not having packages or laundry left at your front door in your absence, not leaving items of interest in cars parked on the streets and in driveways, and by signing up for the CCS "Open Garage Door" program so their officers can call our residents if they have left garage doors open. Preventive steps are the best security steps of all!

The meeting adjourned at 7:10 p.m.

Submitted by John P. Fischer, President
October 1, 2013

Crestmoor Park Home Owners, Inc., First Filing
Board of Directors Meeting
October 1, 2013
333 Ivy Street

The meeting was called to order by President John Fischer at 6pm. Board members present were John Fischer, Mike Byrne, Treasurer, Leslie Stratton, John Eliot, Denise Bennett, Genie Waters, and Mike Harms, immediate Past Secretary.

The first order of business was to approve the minutes from our annual meeting held August 26, 2013. By motion made and seconded, the Board unanimously approved the minutes as presented.

The Board then elected Officers for the next year and took action regarding the composition of the Board. Jerry McHugh, Jr., elected by the membership at the annual meeting to represent Jasmine Street, and unable to attend this meeting, is in the process of purchasing 26 Crestmoor Drive and has therefore offered his resignation since he will no longer reside on Jasmine Street, effective on the closing date of the purchase, scheduled October 10, 2013. By motion made and seconded, the Board unanimously accepted Mr. McHugh`s resignation and appointed Mike Harms as the Jasmine Street representative for the remainder of Mr. McHugh`s three-year term, and elected John Fischer as President for the next year, Mike Byrne as Treasurer, and Leslie Stratton as Secretary.

The Board then, in their capacity as the Architectural Control Committee, reviewed the plans for 424 Jasmine Street submitted by new owners Tom Bonbright and Anne Moore through their contractor Ben Cordes. They will be doing a complete reconstruction due to structural problems with the existing home, and to bring the home into compliance with our side set-back requirements---the existing home is not in compliance on the north side. The Board determined that the new construction conforms with our Covenants, will be a welcome addition to the neighborhood, and unanimously approved the plans as submitted.

Mike Byrne then provided his financial report to the Board in which he reported that 90 of our 96 homes were current with their 2013/2014 dues, totaling \$13,500.00, with a current balance of \$11,850.00, and that he`s confident the outstanding accounts will be remitted soon.

John Fischer then reported that the Buckley Annex project at Lowry is proceeding as planned with 800 living units of various size as well as some retail and office space. Our concern remains the fact that this density will result in increased traffic impact. The City has no interest in reducing the density, and has limited interest in traffic impact mitigation, even a stop sign or two strategically placed to

slow traffic coming into Crestmoor Park, particularly on Third Avenue.

John also reported that the L`Esprit de Noel home tour which benefits the Central City Opera is returning to Old Crestmoor this year on November 21&22, showcasing our neighborhood to the City and surrounding communities.

There being no further business, the meeting adjourned at 7:15pm