

Minutes from Board of Directors Meeting
February 3, 2010
6:00 PM
333 Ivy Street
Denver, CO 80220

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

There were eight items on the agenda.

Item #1 Approval of Minutes

The minutes from the Annual Membership Meeting were read and approved.

Item #2 - 2010 Annual Meeting

The Board agreed that the Annual Membership Meeting should be held at the Crestmoor Community Association Clubhouse rather than on Ivy Street which would alleviate the problem of possible inclement weather and which would reduce our costs incurred by renting tables and chairs. It was decided not to have the pool open for the kids. The tentative date is set for August 30 unless there is a Broncos game that night, in which case the meeting will be held on August 23. We will be thinking about possible entertainment for the kids and also whether or not to have a speaker for the adults.

An item up for vote at that annual meeting will be approval of another three year term for President John Fischer and Board Member Mike Harms.

Item #3 - Financials

Mike Byrne reported *in absentia* that all dues are current with the exception of two households. The Balance Sheet and Income Statement were approved. Again there will be no need to raise the current \$150.00 dues payment. Our main expenses are Security, the Islands and Officers' and Directors' Insurance. Insurance for HOA Board Members currently costs \$1300.00 a year through CoBiz Insurance. It was moved that John negotiate for a better policy rate for us if possible.

Item #4 - Membership Roster Update

Board Members were asked to review the current roster and report any updates on new neighbors. John Fischer will send out a form for people to update phone numbers, email addresses and emergency contacts. It was also suggested that Board Members print out pertinent information to be distributed to people who don't have email. A list of homes without email will be distributed to each Board Member.

Item #5 - Tax ID Number/Employer ID Number/ Tax Returns/ Federal Returns Filed/ State Returns to be Filed

Crestmoor Park Home Owners, Inc., First Filing has never had a Tax ID number, so we have never filed tax returns. A recent audit of our bank account revealed this and the bank required that we obtain one. John Fischer did so, and was also informed that we would be required to file Federal Tax returns in arrears. So Mike Byrne, our Treasurer, hired a CPA with whom he works who filed for the last five years. The State returns haven't yet been filed, but will be very soon.

Item #6 - Website Construction Still Underway

The official website of Crestmoor Park Home Owners Inc., First Filing is up and running, but improvements are still being made. Private information about residents will not be posted unless password protection can be put into place. Any information that is considered public record, for instance, our tax returns, will be put on the website. Also, pertinent information about matters of interest such as the new trash pickup schedule and reminders about political signs will be posted. The Board approved payment to August Miller for the design and maintenance of the website in the amount of \$300.00.

Item #7 - Old Business

A proposal for the plowing of more than 5" or more of snow at a cost of approximately \$250.00 was approved by the Board. As for removal of ice from snowmelt on the streets, especially on Crestmoor Drive, people should call 311 72 hours after a storm and they will be placed on a priority list for the city to remove the ice.

As for the concrete wheel stops in the gutters, while there is no law against having them, many consider them an eyesore and have asked that they be removed. Board Members offered to discuss this issue with homeowners who have them.

There is no pertinent new news about the Lowry Financial Annex Redevelopment and the Lowry Vista Rezoning which was recently approved by the City Council. We will keep abreast of any new developments. If necessary, we will take a position. Any new news regarding these projects will be put on the website.

Item #8 - New Business

Denver is developing a new zoning code for the entire city which will impact things such as setbacks, building heights, garages and sheds. We feel that our covenants are strong enough to protect us. The zoning proposal will be posted on the website.

The meeting was adjourned at 7:15.

Crestmoor Park Home Owners, Inc., First Filing
Minutes from the Board of Directors Meeting, August 3, 2010
6:00 PM
333 Ivy Street

The meeting was called to order at 6:15 PM by John Fischer, President. Those in attendance were Alexis Fischer and Board Members Mike Harms, Mike Byrne, Denise Bennett, Jack Scott and Janet Warren.

Treasurer Mike Byrne submitted the financial report and stated that all households have paid their yearly dues. Security services provided by Covenant Community Services are our main expense. John Fischer noted that the cost of island maintenance is lower this year since the islands are well established.

New Business:

John Fischer noted that the website for Crestmoor Park Home Owners First Filing has been updated. An abbreviated financial report is posted on the site along with information about the new trash schedule and the rules for displaying political signs. It was decided not to post information about houses for sale in First Filing.

It was agreed upon to refer to the Block Party as the Annual Meeting.

Annual Meeting:

The Annual Meeting will be held on Tuesday, August 31, 2010 at the Crestmoor Swim and Tennis Club. This date is a change from the usual Monday night because we didn't call to reserve the space early enough. New Business for the meeting will include open nominations to fill the positions held by President John Fischer and Board Member Mike Harms whose three year terms have ended. If there are no nominations, then there will be subsequent voting to reelect John Fischer and Mike Harms to their current positions. Mike Gagarro from Covenant Community Services will speak to us about measures we all can take to better insure our safety and security. It was decided not to offer entertainment for the children. Mike Harms will order beverages and ice and Janet and Alexis will take care of tablecloths, plates, silverware and napkins. Alexis will arrange for beef tenderloin from Summerhill Market. The Denver Municipal Band will perform at the meeting at no cost as a free community service.

A mailing to all households will be sent out which includes the Annual Meeting notice, the 2010 dues notice, a proxy form for people who cannot attend the meeting, an RSVP form, and the balance sheet. Subsequently, an updated roster will be sent out to all households.

The meeting was adjourned at 6:55 PM.

Respectfully submitted,
Janet Warren

Crestmoor Park Home Owners, Inc., First Filing
Minutes from the Annual Meeting, August 31, 2010
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. Board members Mike Harms, Jack Scott, Denise Bennett, John Eliot and Janet Warren were among the approximately 110 adults and 30 children present. Mike Byrne, our Treasurer, was not able to attend.

President John Fischer thanked the Board members for planning the meeting and likewise thanked Mary Cooper from Summerhill Market and Giancarlo from Locanda Del Borgo Restaurant at 3rd and Holly for providing the main courses; the Denver Municipal Band for their complimentary jazz trio performance; and John Sadwith, president of Second Filing, for attending the meeting.

Attendees were urged to check out the new Crestmoor website, www.crestmoorparkone.com to find useful documents of interest including our Covenants and By-Laws, restrictions on placing political signs in yards, new (this year) trash pick-up schedules, meeting notices and minutes, our security service information and important phone numbers.

Dues, remaining at \$150.00 per household, were collected. Those who have not yet paid were urged to do so to avoid the extra time and expense involved in rebilling delinquent accounts. It was noted that having the meeting at the Swim Club saved us the expense of renting tables and chairs.

The islands are in good shape and this year's maintenance costs have gone down due to the established plantings from the past two years.

With the necessary quorum reached by proxies and by those present at the meeting, Mike Harms, the Jasmine Street representative, and John Fischer, President, were reelected by acclamation for three year terms.

Mike Gargaro, from Covenant Community Services, spoke about maintaining the safety of our neighborhood. He mentioned that people can sign up for their "open garage door" calling program and vacation checks for no extra cost. He reminded us to always be vigilant and to call Covenant Community Services if we see anything suspicious. He also said that it is not wise to leave dry cleaning orders on front steps or on doors and to arrange with the dry cleaning companies to use side doors or other less obvious places for pick up and drop off. He further advised to check out contractors who are or appear to be working in the neighborhood to be sure they are legitimate.

The meeting was adjourned at 7:00 PM.

Respectfully submitted,

Janet Warren