

Crestmoor Park Home Owners, Inc.

Board of Directors Meeting, June 29, 2015, 5:30pm, 333 Ivy Street

Board members present were Mike Bryne, Treasurer, Genie Waters, Dan Oravez, and John Fischer, President. Members unable to attend were Jim Armatas, Mike Harms and Leslie Stratton. John Fischer called the meeting to order at 5:35pm.

The first order of business addressed changes of ownership among the membership. Eaton Smith, 345 Ivanhoe, passed away recently and his home will be put up for sale very soon (at the writing of these minutes on July 16 the home is in escrow and scheduled to close mid-August). Lou Dafoe, 9 Crestmoor Drive, has moved to Windsor Gardens and her home was purchased by Megan and Robert Fante and they are scheduled to move in after about a month of renovations. 424 Jasmine remains on the market. Homes in Crestmoor Park are selling very quickly!

The annual meeting was discussed next. It will be held Monday evening, August 31, at the swim and tennis club starting at 5:45 pm. Still Smokin Fusion BBQ will again be our caterer for the event, and members will bring salads and desserts. The Board by acclamation decided to invite Mike Gargaro, owner of our security service, to address the membership about security issues we need to be mindful of. Board members up for reelection are Genie Waters representing Crestmoor Drive, Leslie Stratton representing Ivanhoe Street, and Mike Byrne representing Sixth Avenue Parkway and our Treasurer. Each wishes to be considered for reelection, and this will be brought to the attention of the membership. Mike Byrne gave an overview of our financial position which has an essential reserve in place and so our Dues will remain \$150.00/year for each member. One member is now two years in arrears and by acclamation the Board decided to notify them we will place a lien on their property if they do not come current with their dues. Due to scheduling issues John Fischer will again assume responsibility for notifying the membership about the annual meeting, sending out the invoice for the dues, and keeping track of rsvp's and proxy ballots.

John Fischer gave a brief update regarding the Buckley Annex and the development at 195 S. Monaco. Regarding Buckley, construction of townhomes is underway with zoning previously approved, and the LRA is moving forward with a zoning change request for a high-density portion along Quebec (which subsequent to this meeting was approved by City Council). Although a lawsuit is under appeal from a procedural dismissal, it appears the LRA is confident they will receive the green light to construct the entire 800 living units they propose

along with significant commercial/retail space. Regarding 195 S. Monaco, City Council approved the zoning requested by the developer, but because of significant community opposition to the original proposal to build 120 living units, the developer has agreed to build no more than 75 units, 25 owner occupied townhomes and 50 apartments. A small but significant "victory".

John Fischer brought up that our Directors and Officers (D&O) liability policy is up for renewal in August and that he is researching the best policy available and will report back to the Board asap.

John also reported that with Leslie Stratton and Don Beauregard, they were looking into developing "Design Guidelines" similar to those the 2nd filing has for home renovations and construction, and that quite possibly this could be accomplished with relatively minor revisions to our Covenants, and the Board indicated a preference for the latter approach. Membership input would be most appreciated.

The meeting adjourned at 6:25 pm.

Submitted by:

John P. Fischer, Esq., President
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CRESTMoor PARK HOME OWNERS, INC, FIRST FILING
MONDAY, AUGUST 31, 2015, ANNUAL MEETING, MINUTES

The meeting was called to order at 6:35 pm by President John Fischer with help from others quieting the membership still enjoying the social hour. Note was made that we had a quorum with the representation of 80% of the membership either present or through their proxy. The membership was welcomed, with a special welcome to new members Megan & Robert Fante, 9 Crestmoor Drive, and Bradley & Heidi Robinson, 345 Ivanhoe. A fond farewell was given to Lou Dafoe, 9 Crestmoor Drive, and sadly to Eaton Smith, 345 Ivanhoe, who recently passed away.

The first order of business was the election of Board members representing Crestmoor Drive, Ivanhoe Street and Sixth Avenue Parkway. Genie Waters, Leslie Stratton and Mike Byrne are standing for reelection respectively. Nominations for others interested in serving as Board members were opened and closed without interest from others expressed. Then in order, Genie Waters, Leslie Stratton and Mike Byrne were reelected by exuberant acclamation of the membership.

John reported to the membership that a small "committee" had been exploring a project to revise/update our Covenants and Bylaws to address the incorporation of design guidelines for remodeling projects and reconstructions as well as other minor details to bring these documents up-to-date, and asked for volunteers to serve on this committee as well as on a reestablishment of an Architectural Review Committee.

Mike Byrne provided a financial report stating that we are in sound financial shape with our dues remaining at \$150.00/year. He also asked that those who have not yet paid their 2015/2016 dues do so ASAP, as they are due within 30 days of billing.

John reported that the barking dogs problem has reared its head once again, noting a number of complaints, and suggested talking with the offending owners since many times they are simply unaware of the problem. This applies to any other loud noises coming from neighbors yards---air conditioners, music and the like. But please don't call John!! Call 311 and get referred to the City Department that takes care of these things.

A related issue is the work going on throughout our neighborhood replacing roofs damaged in the hailstorm. You are asked to take control of the project and request that your contractor work reasonable hours and fewer hours on weekends, preferably with no work on Sundays. Please be considerate of your

neighbors.

Mike Gargaro, owner of our security service Covenant Community Services, provided some advice for avoiding car and home break-ins by not having anything of value in plain view, locking cars and doors to your homes--even when home--and reporting anything suspicious to the police and then to Covenant. He also reminded us about their "open garage door" program which you sign up for and then if your door is open when they patrol, they will contact you and close the door for you, as well as their "vacation house check" program which you do not need to sign up for but all you need to do is let them know when you'll be gone and they will do a daily security check around your home. Covenant's number is (303)552-9027.

There being no additional business, the meeting was adjourned at 7:10pm

**Crestmoor Park, Filing One
Board Meeting
November 3, 2015**

Present: John Fischer, Leslie Stratton, Genie Waters, James Armatas

Absent: Mike Harms, Dan Oravez

Absent with a proxy: Mike Byrne

The meeting began at 5:30 p.m with a quorum of Board members present.

The Board met for the purpose of approving the 2015-2016 Slate of Officers: President - John Fischer; Treasurer - Mike Byrne; Secretary - Leslie Stratton. Leslie Stratton moved to approve the proposed slate, Genie Waters seconded the motion, and the Board unanimously approved the slate.

Additional Business Discussed:

1. Updating the Covenants and Bylaws: The Board recognized the need for a revision of the Covenants and Bylaws to consider updated design guidelines and general housekeeping improvements. The Board is seeking volunteers willing to work on this project.

2. Island maintenance: Board member Genie Waters has volunteered to initiate contact with the City and County of Denver to coordinate efforts to improve and maintain the two islands in our neighborhood. Volunteers interested in working on island improvement are encouraged to contact Genie.

3. Finances: Six households have yet to pay their 2015-2016 dues. The Board members residing on the

streets where dues are unpaid will contact those households to secure payment.

The residence at 5800 E. 6th Avenue is three years in arrears on their dues. The Board has attempted to notify the homeowners to collect the dues via U.S. Mail, email, and telephone. Having had no response, the Board, with a motion from John Fischer and a second from Genie Waters, voted unanimously to place a lien on the property. The President will notify the homeowners via certified mail and email of this action. Additionally, the Board noted that there is a dead birch tree on the property that has created a dangerous condition. The homeowners have previously been notified to maintain their property as required by the Bylaws and Covenants. Jim Armatas will contact the Denver Forester to have it removed.

4. Reminders to Crestmoor Neighbors: If you are having problems with barking dogs, neighboring trash containers, or other minor neighbor issues, please call 311. Please do not contact John Fischer for complaints about neighbors.

There being no additional business, the meeting adjourned at 6:45.

Leslie Stratton
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