

**MINUTES OF  
SPECIAL MEETING OF  
BOARD OF DIRECTORS  
CRESTMoor PARK (2<sup>ND</sup> FILING) HOMES ASSOCIATION**

**(Date: June 12, 2018)**

The special meeting of the Board of Directors of Crestmoor Park (2<sup>nd</sup> Filing) Homes Association on June 12, 2018 was called to order by John Sadwith, Chairman of the Board, at the home of Tom Deline (25 S. Ivy Street) at 6:10 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, Matt Garth, Lila Laux, and Robert Brown. Also present at the meeting was the ACC's contract architect, Bob Hickman. Also in attendance were Apolo Sevilla and Larry Behrendt.

2. **155 Southmoor Drive.** Mr. Deline and Mr. Hickman described the issues related to plans submitted for this new residence. The most recent submission showing the three-car front garage set back three feet from the front line of the rest of the home was approved by the ACC. The owner requested that the Board review its request to move the front of the three garages forward to match the front line of the home.

The Directors and the property owner discussed the home at length, including how Denver and the Association deal with primary and secondary streets (long versus short blocks) in different ways and have different setback rules, as well as overall design concerns. The focus was particularly on the troubling precedent approving the property owner's request. Mr. Hickman emphasized that, since this was new construction, the architect started with a blank slate and the published Covenants and Design Guidelines, so should have been able to create a home in compliance with the Crestmoor requirements. Both the applicant and the Board noticed that this lot, in particular, had high visibility and was an entrance to Crestmoor and that it was thereby even more important that the property owner comply with the Design Guidelines.

Messrs. Sevilla and Behrendt left the meeting and the Board discussed the applicant's request at great length. Mr. Deline reviewed with the Board prior contacts with the ACC by the applicant, identifying particular letters and plans. Mr. Deline moved that the Board approve the plans most recently submitted with the three-foot garage setback. The motion was seconded by Mr. Garth and passed by a vote of 5:0.

3. **100 Jersey Play Structure.** Mr. Deline reported no response by the owners to Mr. Deline's letter requiring the removal of a play structure in the front setback. Mr. Deline will prepare a follow-up letter with a specific 30-day deadline for removal.

4. **New Director Application.** Mr. Sadwith reported a homeowner, John Gardner, expressed interest in serving on the Board. Mr. Sadwith will request a resume from Mr. Gardner.

5. **Delinquent Dues.** Mr. Sadwith will circulate a notice to the homeowners informing them that as of July 1, 2018, the Board will post an online notice of those homes that have not paid 2018 dues as approved by the Association at the Annual Meeting.

6. **Temple Emanuel Donation.** The Board approved a \$100.00 contribution to Temple Emanuel as a thank you for hosting the Annual Meeting.

7. **433 Locust Street.** The Board asked Mr. Brown to follow-up his April 6, 2018 letter providing an additional 10 days to comply with Crestmoor's Covenants and Design Guidelines with respect to certain outbuildings, and, failing an adequate response, Mr. Brown was instructed to record a Notice of Non-Compliance.

8. **Adjournment.** There being no further business to come before the meeting, upon a motion duly made and seconded, the Board of Directors Special Meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. L. Brown', is written over a horizontal line. The signature is stylized and somewhat cursive.

Robert L. Brown, Secretary