

MINUTES OF
REGULAR MEETING OF
BOARD OF DIRECTORS
CRESTMOR PARK (2ND FILING) HOMES ASSOCIATION

(Date: January 13, 2015)

The regular meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association on January 13, 2015 was called to order by John Sadwith, Chairman of the Board, at the home of Mr. Sadwith at 6:00 p.m.

1. **Directors in Attendance.** John Sadwith, John Simonet, Chris Withers, Tom Deline, and Robert Brown.
2. **Approval of Minutes.** The Minutes for the November 11, 2014 meeting were unanimously approved.
3. **New Trees.** JBK, the landscape company providing services to the Association with respect to landscaping of the Association's islands, has recommending planting trees at various places on the six islands maintained by the Association of some maturity and caliper which JBK estimated to cost \$4-5,000.00, a significantly lower price than if purchased in the Spring. Mr. Sadwith moved to authorize such acquisition by JBK on terms approved by him for a purchase price not to exceed \$5,000.00. The motion was seconded by Mr. Deline and passed unanimously.
4. **Island Signage.** Mr. Withers has inspected the signage on the six islands maintained by the Association and suggested improving security of replacement signs by welding at least six-inch long aluminum rebar to the rear of the signs and setting the rebar in high-quality epoxy cement. He recommended that the lettering be installed about three inches away from the stone face to limit the effectiveness of pry bars. Mr. Withers notified the Board that his company, Old Greenwich Builders, would be responsible for installation of the signs at no charge to the Association for labor and that the replacement signs would cost \$700.00 each. The Board thanked Mr. Withers for his generosity. The Board authorized the acquisition of signs for the pedestals at Third Avenue and Holly Street and Krameria and Locust Streets. The Board also authorized Mr. Withers to remove the sign from the pedestal at First and Holly and redo the attachment mechanism as described above.
5. **Street Signs.** Mr. Deline has ordered for the Association eight new signs to replace vandalized signs along East Bayaud. His company will install those shortly.
6. **Architectural Committee.**
 - a. **95 S. Kearney.** Mr. Deline reported the approval of certain landscape plans at 95 S. Kearney and noted an issue related to certain improvements not included on the

plans. Mr. Deline will follow-up with the owners based upon prior actions taken by the Board with respect to similar improvements on other Crestmoor property.

b. **5 South Jersey.** Mr. Deline explained to the Board the approval of renovation improvements conditioned upon the proposed garage being set 25' back from the right-of-way and brick facing being installed along the north wall of the new addition. The owners have accepted these changes, and Mr. Hickman has approved.

c. **215 Jersey Street.** Mr. Deline reported the approval of a new home to be built where the existing ranch home has been removed. Mr. Deline noted that under the new Denver Zoning Code provisions equivalent to the bulk plane requirements mandate 10' side setbacks for the proposed residence.

7. **Cedar and Monaco Meeting.** Mr. Sadwith reported on the homeowners associations meeting held with the South Crestmoor Park area and other associations related to the Cedar and Monaco development proposal. Mr. Sadwith reported information to the Board regarding survey results and indicated that 97 favorable e-mails were received from the same IP address. Discounting 96 of those e-mails, the tally was:

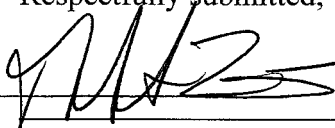
No opinion:	10
Opposing Development:	177
<u>Favoring Development:</u>	<u>44</u>
Total votes received:	231

Mr. Sadwith will update vote figures and circulate to the Board when the survey closes on January 15, 2015. The principal reasons cited by opposing votes in the survey were density, traffic, and lack of onsite parking.

Mr. Sadwith will present the survey at the Planning Commission meeting later in January. Mr. Sadwith noted that the Association through the Board could not take a position on the development because it was limited by its Bylaws from doing so without a formal homeowner vote based upon Bylaw revisions mandated by a homeowners committee.

8. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 7:10 p.m.

Respectfully submitted,



Robert L. Brown, Secretary