

**MINUTES OF
MEETING OF
BOARD OF DIRECTORS
CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION**

(Date: March 8, 2011)

The meeting of the Board of Directors of Crestmoor Park (2nd Filing) Homes Association was called to order on March 8, 2011 by John Sadwith, Chairman of the Board, at the home of John Sadwith at approximately 6:10 p.m.

1. **Directors in Attendance.** John Sadwith, Tom Deline, John Simonet, Stuart Gottesfeld, Julia Stone, Jim Hahn, and Robert Brown.

2. **Backyard Barnyards.** Mr. Sadwith reported on his various communications with City Council and others regarding the Crestmoor Board's objection to the proposed backyard barnyard zoning amendment. After discussion, it was decided that Mr. Sadwith should send an e-mail to the wider Crestmoor community and invite their comments to City Councilmembers.

3. **Financial Report.** Ms. Stone reported that dues notices had been sent out and collections already ran in the 75-80% range. Ms. Millard is on track to send the second notice to unpaid members with late fees added. The Board noted the resolution of most liens for unpaid assessments during the past year and expressed their particular thanks to Robin Hedgpeth for managing the recording and release process.

4. **Architectural Committee.**

a. **195 Monaco.** The owners are requesting a variance to permit the garage to encroach approximately 4.3' past the front setback line. After discussion, the Board recommended denying the request and noted that the Design Guidelines required the garage to be set back three feet from the front of the house in any case. The Board adopted the preceding as a motion made by Dr. Gottesfeld and seconded by Mr. Hahn. The motion passed unanimously. Mr. Deline will convey the resolution to the architect for the owners.

b. **116 Krameria.** Mr. Deline described the owner's request to insulate the exterior of the brick house with Styrofoam and to cover the Styrofoam with stucco. The sense of the Board was that such proposal was completely objectionable since the variance from the brick and stone requirement of the Design Guidelines was not supported by the goal of reproducing a particular architectural style. Mr. Deline stated that this was an informational item and did not request the Board to take any action.

c. **Notices of Non-Compliance.** The Board reviewed proposed Notices of Non-Compliance to the following addresses: 200 Leyden Street and 270 Jasmine Street, and authorized Mr. Sadwith to execute and record such Notices.

d. **201 Jersey.** The owners propose an 8' tall, 19' long wall in their backyard located five feet from the rear lot line. The Board noted that Covenants prohibited any wall above five feet above existing grade. Mr. Deline will inform the owners that their proposed construction is inconsistent with the Design Guidelines.

e. **10 S. Ivy.** Complaints have been received about Friday night parties with lights left on in the entire house for 24 hours upsetting neighbors. The house is not currently occupied. Mr. Simonet will follow-up with the owners.

f. **Sign Vandalism.** The Board agreed to replace portions of a vandalized street sign at Bayaud and Kearney.

5. **Island Landscaping.** Mr. Sadwith reported he had fired Barlough because of lack of performance and recommended hiring Joanne Jarimillo who landscapes the islands and common areas in Crestmoor Filing 1. The Board authorized Mr. Sadwith to agree on a budget for such work, and it will be submitted to the Board for approval at the next meeting.

6. **Bylaws.** Mr. Sadwith requested that revised Bylaws consistent with prior communications to the Homeowner Committee be circulated to Board Members no later than March 30, 2011.

7. **Website.** Mr. Hahn reported that the website was active. The web address is www.crestmoorparktwo.org. Mr. Hahn sought input on content and other matters relating to the site.

8. **Design Guidelines.** After significant discussion and modification suggested by the Board Members on a section-by-section basis, the Members adopted a resolution approving the Design Guidelines as so revised made by Dr. Gottesfeld and seconded by Mr. Hahn. The Board instructed Messrs. Sadwith and Brown to complete the revisions and send an e-mail to Association members notifying them that the revised Design Guidelines are available on-line and that copies of the Bylaws in hard copy will be available at the Annual Meeting.

9. **Board Meeting.** The next Board Meeting was set for April 13, 2011.

10. **Adjournment.** There being no further business to come before the meeting, the Board of Directors Meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,

Robert L. Brown, Secretary