

**CRANMER PARK/ HILLTOP CIVIC ASSOCIATION- MINUTES OF MEETING HELD ON
01/11/2022**

Board Member Attendees (via Zoom): Kelly Armento, Sandi Berenbaum, Sue Bollman, Randy Burgess, Jeff Cuneo, Andrea Dikeou, Larry Donovan, Lisa Glauser, Tom Hart, Tajquah Hudson, Michael Hughes, Carol Kleiner, Ken Malo, Mary Morissette, Steven Paletz, Linda Pruett, Wende Reoch, Steven Segal, Erin Semon, Marci Sketchler, Clayton Sparks, Ann Spoor, Melissa Thomas, and Andrew Walvoord

Residents: Marisa Echaniz, Alison Cohen

Guest Attendee: Neal Walia, Candidate for Congress

Meeting called to order at 6:04 PM

I. Proposed Goals for 2022

- Continue keeping events successful
- Working on city-wide issues
- Communicating successfully through the website and newsletter
- Modernizing bylaws
- Building membership – Making this a focus for the whole board and the one thing we all work on

II. Committee Reports and Discussion

Treasurer's Report

Treasurer was not present, so no report was provided

Zoning

- 162 Cherry aka 181 Dexter - Zoning administrator insisted that Dexter is the front of the property. The owners filed an application with the Board of Adjustment to site the house towards the park. The board supported the owner's request that the park should be treated as the front elevation. The Board of Adjustment agreed. However, our request to make the fence on the north side (at the Second Ave cut-through) more transparent was not included in the approval.
- 990 Ash Development – Zoning allows for a 17-story residential building. East/West Developers are moving forward with a for sale condo building with 250 units. Plans are posted on the association website. Only unresolved question is where they will be entering and exiting the parking area and how it might impact traffic. Preliminary plans shown indicate the traffic will funnel vehicles out to Colorado Blvd and not through residential side streets.
- 50 S. Colorado – Church Property – Asbestos abatement starting and demolition companies making bids that could allow demolition to begin in the next two months. Developer will have a meeting with the zoning committee.
- Cherry Creek Mall Property- Article regarding the development is on the website. Proposed development of a group of towers that would include a mix of retail, office and residential.
- 79 S. Albion – Accessory Dwelling Unit (ADU) on west side of Albion St – Proposal: Demolishing existing garage and building a new garage with accessory dwelling unit above. Requires re-zoning from ESUD to ESUD-1. Discussion: Some Board members support ADUs

but there are concerns regarding space for cars to get in and out of alley, privacy for neighboring property. Zoning committee recommended that the applicant contact the neighbors before any rezoning request is submitted. Neither the Zoning Committee nor Board has taken a position at this time.

- The neighborhood received notice from the water department regarding the water pipe replacement project impacting south of Bayaud: Hudson, Grape, Glencoe, and Forest. Notice is available on the website.

By-Laws Committee

Steven Paletz and Steven Segal are leading the committee with the goals of bringing the by-laws up to date to reflect current times, addressing issues on membership, and implementing more electronic communications. There will be a six-month timeline on making changes and will bring updates to the board for approval. Marisa Echaniz expressed interest in joining the committee.

Safety Committee

In the Police District 3 meeting, Denver Public Safety shared initiatives around homelessness and reported statistics indicating that Hilltop had the highest increase in crime in 2021. It started with low base rate but 55% increase in crime over the year and 70% increase in personal crime. Additional thoughts around Safety:

- We need for more members to be a part of the committee
- Suggestion was made to attend District 2 meetings as it includes part of the association boundaries
- Additional suggestions were made to improve safety in the neighborhood

Events Committees

Cranmer Park Community Picnic – Successful turnout – 1500-1800 attendees; successful financially; volunteers did good work – getting food trucks to participate (and share revenue), handling permitting, trash collection, sponsorships. For next year, the Denver Municipal Band is on board, permit is set as well as date-July 1st. Focus for next year: less structure, more food trucks, new ideas (e.g., parade for kids) and new leadership for the committee

Membership Committee

- Membership: 1,951 owner-occupied in the association's borders, 275 non-owner-occupied; Active members 146 – membership numbers declined significantly during the pandemic; At its peak, the association was at 10-12% of households
- Last mailer was successful; cost: \$1,725
- Need to focus on online first-time memberships and renewals
- Suggestions/Discussion:
 - Alpha Graphics was recommended as a printer/designer
 - Talk to people on our own block – become membership block captains
 - Use our successful events – make membership a significant presence at events
 - Talk to people at the park
 - Increase membership dues (current dues are \$25/year)
 - Have a senior rate
 - Increase email outreach and mailers
 - Welcome packets for new homes

- Free membership for the first year for new members/new homeowners to get more members in the database
- Membership committee will take up these ideas and more and create a proposal for the board

III. 6th Avenue Safety Study

Study on 6th between Colorado and Quebec to identify low-cost, quick-implementation strategies that improve safety; similar to the study on 8th Ave which identified investments to make to infrastructure improvements. First step is identifying areas of concern; the survey is posted on the website.

IV. Other Announcements and Input

Neal Walia

Candidate for Colorado's 1st Congressional District. Motivations for running are to bring to light the struggles of affordable housing and the affordability of living in the city and make changes that respond to those struggles

Additional Input from Association:

Concern about north facing houses with ice buildup. Called 311 and Councilwoman, Amanda Sawyer's office to request that the city clear the roads. Chair agreed to follow up and add the full association's voice to the concern.

V. Action Items and Next Steps

- Board members will receive roster tonight and should send back preferred committee assignments – chair requested that every board member serve on at least one committee
- Next meeting March 8th at Graland – pending public health restrictions
- To avoid waiting for approved minutes for two months, board secretary will send meeting minutes electronically

Motion to adjourn approved unanimously.

Meeting adjourned at 7:38 PM.

Respectfully Submitted by Carol Kleiner