

**CRANMER PARK/ HILLTOP CIVIC ASSOCIATION- MINUTES OF MEETING HELD ON
03/08/2022**

Board Member Attendees (via Zoom):

Kelly Armento, Sandi Berenbaum, Sue Bollman, Lon Breslow, Andrea Dikeou, Tom Hart, Michael Hughes, Carol Kleiner, Ken Malo, Josie Ostrander, Steven Paletz, Linda Pruett, Steven Segal, Erin Semon, Ann Spoor, Melissa Thomas, and Andy Walvoord

Residents: Milt Bollman, Mike Fuchs, Barry Hirschfeld, Arlene Hirschfeld and Sean Marin (sp?)

Guest Attendee: Dean Richie (Architect), Basil Fleischli (Blade Development), Lenny Taub (CEO, First Stone Development and resident)

Meeting called to order at 6:03 PM

I. Intro by President

- Introductions and agenda preview
- Motion for approval of meeting minutes via email is needed. This was not done for the last meeting minutes and will take place moving forward.

II. Redevelopment plans for 50 South Colorado

- Asbestos abatement has been completed. About 1.5 months away from demolition.
- Development plans were presented. Building two rows of homes. East side- 5 duplexes (10 units, 3000+sq feet each); west side- 9 townhomes (2800 sq ft) with walkway in-between including sidewalk and greenery; parking is below and all units will have two car parking with an additional four parking spaces.
- Estimated completion date is 2.5 years from now. Concept approval is complete. Working on planning drawings (takes 1 year for final approval).

III. Committee Reports and Discussion

- **Membership Committee-** Proposing new name for association and half-page multi-use mailer to gain more membership.
 - Preliminary designer who is local to the neighborhood has been designated with costs of \$500 to design both a logo and a half page mailer.
 - Mailers have been successful in gaining new members in the past and the mailer has paid for itself. Costs for a new mailer will be around \$1500 (around 3000 printed, 2000 of which will be mailed, 1000 to hand out at events).
 - Special group has been created to meet with the designer around association name, logo and mailer content.
 - Other requests and considerations from the Board included the following: Request for QR code (linked to bit.ly), considerations around timing of when to send out the mailers not to coincide with the upcoming elections; costs of membership- raising it to \$50 or first year free. Suggestions for new association name: Hilltop Neighborhood Association; Hilltop Civic Association; Hilltop Neighbors.
 - Steve Segal moves to allocate resources for logo design ideas and mailing. Grand total for both \$2500. Sue Bollman seconds. Motion passes.

- o Request for an in-person special meeting on April 12th at 6p to get initial mockups of logo and mailer and select new name.
- **Treasurer's Report**- Lon Breslow, Treasurer, shared the Current Fiscal year ending Sept 2022 report.
 - o New source of dues income is through the use of Stripe, allowing the association to accept Apple Pay for payment.
 - o Current issue with savings account at UBS that is no longer free. Suggestion was made to move it to US Bank to have the savings account at the same bank as the checking account.
 - o Lon Breslow moves to switch the savings account from UBS to US bank. Andy Walvoord seconds. Motion passes.
- **By-Laws Committee**- Committee has met twice and focused on other civic association/neighborhood bylaws as examples, business memberships, and the clean-up of procedural rules. Next stages are writing the new by-laws, having a draft by the May board meeting for the board to review and completing it by the next election.
- **Safety Committee**-
 - o Andy Walvoord presented on crime in District 3. Crime is up again; property crime is the main problem- breaking into cars and garages. Suggestions by board members are the following: post reminders to Nextdoor and/or mailer, allocate resources through calls to 311, and report on pocketgov.
 - o Erin Semon shared about meeting with District 2 officer, Heidi Lewis, of Denver Police. She is open to coming to a future Board meeting. Free safety resources are available for the neighborhood including a visit from a Community Resource Officer to provide a safety assessment on your property. Program is CPTED (Crime Prevention Through Environmental Design).
- **Events Committees**:
 - o **Movie Nights**: 6/16 (Sing 2), 7/21 (Trolls), & 8/18 (Pets 2). Budget has increased this year compared to last year due to the addition of a third movie night and increase in prices for movie rentals. Five sponsors needed at \$1500/sponsorship. Association will be one sponsor (which is equivalent to gaining 60 new members at the event). Carol Kleiner moves for board approval of a \$7000 movie night budget. Melissa Thomas seconds. Motion passes.
 - o **Summer Picnic**: New solution this year for recycling and trash. Cost of porta-potty rentals increased. Possible volunteers at trash stations this year and have contacted the East High School eco group to help.
 - o **Halloween Parade**: New ideas presented for this year's parade including, Cherry Creek Dance performance and a costume contest
- **Zoning**- Minor variance for 715 Glencoe. Information sent out to the committee.

IV. Proposal for a new Communications Committee- Losing our web host service and Lon Breslow will volunteer to find a replacement for Hailey. Currently, Newsletter topics are being sent to Clayton and Team. Board members are invited to join the Communications Committee if interested.

V. Action Items and Next Steps

- Special meeting for new association name, logo and content set for April 12th, 6p at Graland— to maximize attendance, this will be a hybrid meeting - both in-person and Zoom
- Draft of new by-laws presented for board review at May 10th board meeting

Motion to adjourn approved unanimously.
Meeting adjourned at 7:57 PM.
Respectfully Submitted by Carol Kleiner