

**Cranmer Park / Hilltop Civic Association
Board Meeting
December 15, 2014
5:30 – 7:00 pm**

A meeting of the Board of Directors of the Cranmer Park / Hilltop Civic Association was held on December 15, 2014 at 5:30 pm. Andrea Dikeou called the meeting to order.

Directors Present: Larry Cohen, Andrea Dikeou, Larry Donovan, Matt Dupree, Rick Erickson, Linda Heider, Ken Malo, Jay McCormick, Colleen McKinley, Joanna Moldow, Jeff Poland, Wende Reoch, Marilyn Shaw, Susan Sweeney, Tracy Willis

Welcome / Call to Order: Andrea Dikeou

Election of Officers - AD presented the slate of officers for 2015 and it was affirmed by the board.

President	Jay McCormick
Vice President	Larry Cohen
Secretary	Wende Reoch
Treasurer	Dick Heider

Zoning Committee

Proposed sale of church property at Bayaud and Colorado Blvd discussed. Currently zoned for three single family homes. Developer wants to build two 4-story multi family residences. Nearby neighbors are opposed and have been in contact with the Association and Mary Beth Susman. Zoning Committee plans to meet with developer to learn more about the project.

9th Avenue Redevelopment:

TIF approved by city council on 12/8 and Continuum Partners expected to finalize contract and take possession by end of the year or early January. Neighbors are concerned about cut through traffic and are working with MBS, INC and the Assn to address traffic concerns. They proposed establishing a Traffic Committee at CBHD to collaborate with other RNOs and conducting a modeling exercise for the neighborhood to explore what the issues are and how to address them with the tools the city and the developer have. AD is working on arranging a meeting with Continuum Partners and this group of neighbors to discuss their concerns after the first of the year.

Denver Tennis Club:

The Club sought and achieved a variance from the Board of Adjustments to do some of the improvements at their property but significantly not the lights and paddle tennis which were the controversial proposed improvements. The Assn wrote a letter to the Board approving "zoning in place". Parking and water drainage issues still need to be addressed. There are concerns the Club's leadership is still determined to proceed with a request for re-zoning to affect the lighting and other improvements the nearby neighbors oppose. The Zoning Committee will be paying close attention to the matter.

Trader Joe's:

Traffic problems have abated. TJ was responsive to complaints: hiring traffic and security personal to assist with traffic and parking issues for several months post-opening and installing signage to assist with flow through the parking lot. Nearby neighbors have appealed to the Assn to assist with three other areas of concern:

- Unsightly loading dock
- Headlights from cars in TJ parking lot impacting property owners on Albion Street
- The health of a large tree on TJ property

It was agreed the issue with the tree and the loading dock were not matters the Assn could productively influence but we would approach TJ to ask if they would raise height of wall or erect fencing/landscaping to alleviate the glare from headlights into the homes across the street.

Burns Park:

Nothing new to report.

Save Our Sundial Project:

A final tally from this year's fundraising efforts was not available at the time of the meeting. AD to report back to board at a later date.

Communications:

AD reiterated a need for the organization to address communication and marketing strategies.

Additional Business:

Marilyn Shaw noted the District 3 police reported an increase in burglaries in our and nearby neighborhoods.

A motion to adjourn was made and approved.