

Cranmer Park-Hilltop Civic Assn Quarterly BOD Meeting

Wednesday, July 25, 6 - 7:30 pm, Christ Church Upper Room

Directors Present: Sandi Berenbaum, Sue Bollman, Lon Breslow, Randy Burgess, Jeff Cuneo, Andrea Dikeou, Tom Hart, Mike Hughes, Ken Malo, Joanna Moldow, Lisa Peloso, Joe Reece, Wende Reoch, Steve Segal, Andy Walvoord

Guest: Steven Paletz

Call to order: 6:10pm

Public Comment: None

Old Business: Minutes approved.

President's Update - Wende

- Welcomed and introduced Steven Paletz, a resident attending to observe.
- Noted Tyler Johansson has moved to Park Hill and resigned from the board and will be missed. The Nominating Committee (Sue Bollman and Wende) are working on the slate of candidates for the October annual meeting and encourage directors to recommend neighbors who may be a good fit. We continue to look for geographic diversity and skills that would support the Assn's efforts.
- Planning for the annual meeting - please submit agenda ideas.
- Thanked Ken Malo for organizing a park clean up on the parcel next to Cranmer Park.
- Old business from April mtg: Wende reported Jay McCormick had volunteered to review and compare current D & O policy with new proposed policy from State Farm. He provided a comparison spreadsheet and agreed it was the better deal. Wende asked board for approval to switch to new agency. Motion passed. We now have a blanket event liability policy and D & O with State Farm. Added benefit is they are local (in Mayfair) and much easier to reach for questions, etc.

Treasurer Report - Lon

Lon distributed the Treasurer's report. He reported he and Jay had been working with Dick Heider to transfer signing authority for the investment account and hoped to get that settled shortly. The Finance Committee (Andrea, Lon and Jay) presented a Spending Approval Policy to the board for approval. Motion passed. Lon noted we have not had a concentrated membership campaign in about 18 months, since we began transitioning to the on-line membership account management. We have been focusing on renewals and members who have provided us with emails to facilitate communication.

Website - Randy

Randy and Wende requested add't funds for the website. The website administrator submitted an invoice for an add'l 5 hours of work. The membership module took add't time to set up and get running but is now working smoothly. A motion to approve was passed.

Membership - Ann Spoor (Wende reporting)

Ann provided copies of the new membership brochure. Wende reported that Ann was distributing the brochures at events this summer and canvassing the neighborhood talking with residents. There was a brief discussion of the cost to produce the brochure and its value. As we transition from a hard copy to on-line campaign, a print component will be needed to reach residents but the type/form/cost needs to be considered. This topic tabled until Ann can be involved.

Crime and Safety - Andy

There has been an uptick in crime - reports of garage and auto theft, but nothing seemingly organized. Andy attended a mtg in a neighbors home where there was discussion of private patrols. Brief discussion of previous time private patrol issue was brought before the Assn and the reasons why the Assn cannot manage a private patrol as an HOA is able and whether the private patrol actually is effective. It was agreed we should add this topic for a solid discussion at the general meeting. Wende mentioned she had planned to invite the new DPD chief to the meeting.

Zoning Committee Report - Tom

1. 30-50 So Colo Blvd. - Latest update from John Sheridan is that demolition may begin Jan 2019.
2. 10 South Co Blvd - no word from Jeff Klein. Tom is concerned the plan may run out of time on the application.
3. South Holly Street - Applicant applying for rezoning of E-MU 2.5 and 2 E-SUDx to E-MU-2.5 with waivers. Community Planning Board denied previous zoning code application at the April 4 public hearing but directed the CPD staff to meet with the applicant and find a zoning code that would be compatible with the zoning code district. The applicant chose one of the two options presented by the staff and resubmitted their application this week. Our Assn requested services of a mediator and this process has begun. The mediator met with the applicants and opposing neighbors separately and then held a meeting on May 7th to select 3 representatives to attend the mediation. The opposing neighbors chose one neighbor, two members of the Crestmoor Park Neighborhood Assn and Rob Naiman, the developer of the commercial unit adjacent to the proposed redev. Opposing neighbors who live on the alley object to the height and density of the project as they anticipate too much traffic on the alley and loss of backyard privacy and are concerned about impact to property values. The group met over the months of June and July. At the conclusion of the mediation, a meeting of the Zoning Committee was called and the applicant and opposing neighbors representative were invited to come and speak to the ZC and then the 9 members of the committee retired to discuss the matter in executive session. The consensus, after robust discussion, was the Zoning Committee recommended not opposing the rezoning pending the approval of restrictive covenants placed on the properties and the developer submitting a concept plan for approval by city staff. The restrictive covenants are to follow the recommendations in the mediator's statement. The board voted with one abstention to accept the recommendations as the official position of the Assn board of directors.

4. Denver Tennis Club - they have notified neighbors and the Assn of intent to pursue rezoning from R-1 to Open Space B in an effort to reduce their tax expenses. A meeting is currently being arranged by Larry Cohen who is our liaison with the neighbors.

5. 8th Ave and Holly - the owner of the church property located at 8th and Holly (also the developer of the adjacent Rosemark and 8th Avenue independent living properties) is proposing an independent living facility with some ground floor retail, with zoning similar to Cherry Creek. The Mayfair RNO is initially supportive, keeping us in the loop and we may co-host a public meeting to inform neighbors of the project.

Sponsorship Policy Update - Wende/Andy/Steve/Lisa/Ann

Wende reported the committee had completed a draft of the policy for board approval but she neglected to bring copies and will forward to the board for electronic approval (approval passed via e-mail vote).

Events Update:

Fireworks/Andrea -

- July Cranmer Park Community Picnic was a success all the way up until a storm rolled through and everyone scattered, just prior to the fireworks. But luckily more of the tents had been taken down and things packed up. It was smaller scale event due to construction and another permitted event (who did not show). Sales of light sabers, water (less next year) were a little chaotic. We added a couple more food trucks and more portable toilets. The Band was larger and people seemed to enjoy it, kids were dancing. They brought an improved sound system but it was still difficult to hear and they torn down before sunset and it would be good to PA for lost children after dark. The waste management company was a good investment and the company reported we had a 62% diversion rate for the event .

Halloween Parade/Lisa (needed to leave early)

- Wende noted we are still trying to identify a new organizer.

Hilltop Happy Hour/Lon -

- Looking for add't help hosting. Ann Spoor mentioned she was willing to help.

Summer Movies/Wende -

- 250+ attendees for each of the first two events, next movie is Sing on 8/16.

Other business -

Brief discussion of moving the quarterly meeting to Thursday to accommodate Larry Donovan due to conflict with another org he is involved with.

Adjourn - 7:38