

CRANMER PARK/ HILLTOP CIVIC ASSOCIATION
Board of Directors Mtg at Graland Country Day
MINUTES OF MEETING HELD ON 1/24/2019

Directors Present: Sandi Berenbaum, Sue Bollman, Brewster Boyd, Randy Burgess, Larry Cohen, Jeff Cuneo, Andrea Dikeou, Larry Donovan, Tom Hart, Mike Hughes, Ken Malo, Steven Paletz, Joe Reece, Wende Reoch, Steve Segal, Clay Sparks, Ann Spoor, Andy Walvoord,
Directors Absent: Lon Breslow, Joanna Moldow, Mary Morissette, Sheila Pitto
Guests: Sean Marrin, Rae Reynolds, Joe Woods, Amanda Sawyer, Juan Gutierrez ,Matt Monks, Jen Monks

Meeting called to order at 6:03pm by Wende Reoch, who welcomed the board members elected in October (Brewster Boyd, Mary Morissette, Steven Paletz, Sheila Pitto, and Clay Sparks).

Minutes:

The minutes of the October meeting had been emailed to all the board members. Wende called for the adoption of the minutes. Andrea Dikeou motioned for adoption of the minutes. Motion seconded by Sue Bollman. Minutes adopted Unanimously.

Election of Officers

A slate of officers was presented:

Wende Reoch, President
Jeff Cuneo, Vice President
Lon Breslow, Treasurer
Steven Paletz, Secretary

Tom Hart moved to approve the slate of officers, Ann Spoor seconded. Motion passed unanimously.

Finance/Treasurer Report: No Report

Membership/E-Newsletter:

Ann Spoor reported 9% of the neighborhood (225 members) were members at the end of 2018. The goals for 2019 include 25% of the households in the neighborhood. This will be accomplished through block captains.

A merchant membership is being considered, to allow local businesses to become members. Discussion regarding methods for implementing merchant membership.

Ann asked for more content/articles for the newsletter.

Crime & Safety

Andy Walvoord reported that that crime in the Hilltop neighborhood is down in 2018 in everything except for property crimes, which are up 20%. Violent crime is almost zero and nuisance crime is low.

Andy reminded the board that the association has a police liaison for the neighborhood. Community Resource Officer Mike Borquez.

There is a problem throughout Denver of short-term rentals and enforcement of violations (neighborhood nuisance issue and primary residence), but specifically on Bayaud and Albion. Discussion regarding board action on the issue.

Common Area Consumption:

Brewster Boyd reported attending a city sponsored meeting on the issue. He noted that you can have a special event where you bring in outside food and alcohol. Promotional Association (“PA”) - two business that serve alcohol want to set up a PA. They then set up an entertainment district that allows them to carry alcohol outside of the restaurant. The city is looking at this.

Cherry Creek Steering Committee:

Larry Donovan reported on the Cherry Creek Steering Committee and its impact on Hilltop. 1st Avenue is being treated as a non-primary street. The intersection with Steele controls the pace on the street. There is going to be a concerted effort to report to the Board as the committee is reaching the end of the process. On Harrison, there is a proposal for new development, that will include 1st and Colorado.

Denver Right to Survive Initiative- CCSC will take a vote in May on whether to support or oppose this Initiative and the Hilltop representatives on the committee would like direction from the board. Discussion regarding the initiative. Consensus that board did not have enough info to take a position at this time.

A question was asked regarding funding for 1st Avenue from Public Works, Larry responded money has been allocated for studies.

Events Committee: -

Wende Reoch reported for Sheila Pitto. The annual Cranmer Park Community picnic will be July 2nd this year. Our city council representative with co-sponsor again this year and help us with the permit for the park and arranging for the Denver Municipal Band to perform again. They will bring their full orchestra this year.

Hilltop Happy Hour will take place on February 8 from 5-7. Stargazer will host the event. Rise Collaborative will attend and give tours of their new workspace on the second floor of the building.

Hilltop Summer Movie Nights Budget Request:

Jeff Cuneo reported and requested a \$400 budget allocation for the event. It will be three events again, held on the 3rd Thursday night of June, July and August. There will be a broader array of

sponsors and food trucks. There will be further discussions on how to address including “neighborhood partnerships” for non-profit organizations. The park space has been reserved.

Larry Donovan moved and Sue Bollman seconded to approve \$400 budget allocation for the event. Motion passed unanimously.

Zoning Committee Report:

Tom Hart reported on the turn over a new leaf program to expunge low-level marijuana convictions.

BOA Activity- A number of notifications regarding hearings of fences too tall or in the wrong place. These are all cases of things being built without a building permit.

Cableland- The Mayor’s official residence has been proposed as a designated landmark. This is supported by the owner (the City). There will be a hearing before the commission. Tom Hart proposed a letter of support. Board discussion regarding notice of neighbors.

30-50 S. Colorado - Church will be torn down second quarter. Construction will commence in the second half of the year. The same people are involved as developers, and covenants are in place.

10 S. Colorado- Developer has reapplied for re-zoning. He spoke with neighbors and they were ok with it. No hearing date has been set yet. Each unit would have 2 car garages. These will be duplex type units. All four units must face Colorado Blvd.

Tennis Club- They have wanted to lower their taxes. They originally applied for rezoning, however instead covenants have been negotiated and use has been restricted and their taxes will be lowered.

Holly and Leetsdale Project is still set to be a senior living facility with 250 units.

East Denver Orthodox Synagogue- Approached association regarding construction of a security fence. They were asked to soften the approach and appearance of the fence. The association supported this project.

219-245 S. Holly- Green Flats- The zoning application was not approved by city council by a vote of 8-5. A protest petition was passed which required a city council super-majority. The restrictive covenants the association negotiated were contingent upon approval and are now void. We have no control over the property other than what zoning will allow. Tom thanked all of the volunteers on the committee.

Green Flats Post Mortem-

Wende discussed her conversation with one of the other parties to the mediation from Crestmoor and noted that both she and this individual had acknowledged a need for self-criticism in the aftermath. Mike Hughes led a “post-mortem” discussion of the project and board members and residents attending the meeting added to the conversation. The summary prepared by Mike Hughes is as follows:

- More outreach to and time spent with adjacent neighbors to deal with the concerns of those closest to the project
- A more formal and rigorous process with the developer and the developer’s representatives
- Squeeze the developer harder [note: some thought we could have gotten more concessions and others did not see it that way]
- Engage more people throughout the neighborhood and get their view [note: though the group was clear that an expensive survey would not have been the right answer, we don’t have a clear answer for how to engage more people efficiently and cost-effectively]
- Create a clearer connection between their view and our conclusion
- Articulate our conclusion more clearly – a very clear ‘why’ for our take on the project
- Closer coordination with adjacent neighborhoods
- Whether this is appropriate for this type of decision making, it comes down to how many people come to the City Council meeting

Rae Reynolds and Wende Reoch are the co-chairs for the CBHD small area traffic committee working on addressing impact of 9+CO development on the neighborhoods adjacent to the infill project. Over the past two years they worked with the city on the Hilltop neighborhood and created a model to now take to other parts of the neighborhood. Wende and Andrea will be forming a traffic group for the larger Hilltop neighborhood this spring.

Motioned to adjourn approved unanimously. Meeting adjourned at 7:53pm.

Respectfully Submitted by Steven Paletz