

## 2011 Minutes

**Highlights include: GW Community Gateway Project; Sprout City Farms; Auto shop zoning; new newsletter and website format; Watson's property; statement of purpose; Alameda Irrigation issue; Manor Care zoning; Construction project on Quebec.**

### George Washington Homeowners Association

#### Board of Directors Meeting

January 11, 2011

7:00 at BMH

AGENDA

Approval of December minutes

Budget Review – JoLynn

Candidate Forum – discussion

*I, personally, believe that we would better serve our neighborhood by having all of the candidates at one of our meetings, and notify our constituents. I think most of the other HOA's have an opportunity to meet all candidates at the INC meetings. -Lew*

*I'd personally prefer we meet all City Council candidates as a neighborhood event - gets the candidate better exposure and neighborhood is better informed. For that reason, I suggest we cancel Twarogowski. Lew has also been in touch with Michelle Frye (I met her at INC on Saturday).*

*Sometimes these candidates meet our board and get an impression that we will influence how neighborhood votes.*

*That's not our intent in meeting with them, right?*

*Would suggest at our HOA meeting tomorrow that we vote to have an event, set a late February date, work as a team to invite candidates and whoever comes gets the exposure. I volunteer to manage the event planning and get a notice out to the neighborhood (printed one page delivery). . . . All we'd need is coffee and cookies. Printing and distribution around \$180 at maximum. Figure max out of pocket is \$200. -Jane*

7:30 – GW Community Gateway Project (Jennifer Janes)

*Thanks for getting back to me so quickly yesterday. Ann Cuthbertson and I will be attending the GWHOA Board Meeting Tuesday evening. We look forward to meeting all of you.*

*We would like to give a short presentation to show the board the plans for the GW Community Gateway Project, which will transform the north side of GWHS from an eyesore to a recognizable and safe "gateway" to the school.*

- -After creating plans and receiving approvals from DPS and various city and county agencies, we have recently been promised funding for half of the total cost of the project, which will be built in summer 2011.*

- -When completed, the north entrance to the school will enhance the desirability of the school and therefore the surrounding community. Improved safety features will benefit all.*

- -During Spring Break, 2011 (March 28-April 4), our donor bricks area will be installed in the center of the main sidewalk leading to the school entrance.*

*We would be most appreciative of any feedback and/or involvement in this project from the neighborhood. Regards,*

*Jennifer Janes*

Vacancy on Board

Quebec St - Jim Mauck – any updates

Other Business

Adjourn

### George Washington Homeowners Association

#### Board of Directors Meeting

## February 8, 2011

### 7:00 at BMH

#### AGENDA

1. Approval of November minutes

2. Meg Caley/Sprout City Farms/Denver Green School (15 minutes)

*In collaboration with The Denver Green School and Denver Urban Gardens, Sprout City Farms is working to develop a one-acre farm site on the grounds of The Denver Green School in SE Denver. <http://sproutcityfarms.org/projects/>*

"We really want to get folks' input early on in the planning process so that we can make sure the farm is truly an asset to its surrounding community." -- Meg

3. Budget Review – JoLynn

**a. Income and Expense:** At the last meeting, Jim asked whether or not our expenses went down from 2009, the answer is Yes. Following are the details:

2009 Expenses: \$2969.28

2010 Expenses: \$2163.48

2009 Deposits: \$1746.93

2010 osits: \$1676.77

**b. Membership:** We currently have 24 members for 2011, 16 of which paid twice in 2010 and I carried their balance forward. Attached is the activity for the year, which also shows the current balance of \$3510.04.

**c. Periodic Report** – Colo. Secretary of State was filed 2/7 by David Halterman.

**d. Approve Brick Expenditure** – show of hands for \$100 contribution. Submit paperwork this week.

4. Public Forum – City Council Candidates at Denver Green School

- Projected dates: mid-late March

- Frank Coyne (DGS) says no charge to use school weeknights before 8:30 pm; avoid Wednesday (2<sup>nd</sup> Wed. is PTA); we can use cafeteria for larger group

- INC – do we still agree to do our own? See attached letter from INC.

- Would we consider using DGS and include some smaller nearby RNOs (Parkview, Virginia Vale, Park Forest, or Mayfair Park)?

5. Quebec St Issues

a. Plowing of sidewalk along Quebec; Pat O'Connor, 720 S Poplar Wy called.

Can we buy a plow, or pay someone to plow it; there is a guy down the street who has a plow – can we pay him?

b. Jim Mauck: "possibility of having a traffic study regarding a trip light on Quebec at either Virginia or Exposition?"

c. Newsletter -Schedule next?

Other Updates, if any.

Other Business

Adjourn

## George Washington Homeowners Association

### Board of Directors Meeting

March 8, 2011

7:00 at BMH

#### AGENDA

1. Approval of February minutes (regular and special meeting)

2. Zoning – The Body Shop a. Request for Variance (Use Permit)
- b. Review of Zoning Regulations (S-CC-3)
- c. Chantal Bollig – (10min) neighbor in opposition to Use Permit
- d. Discussion

3. Budget Review – JoLynn

4. March 17 Candidate Forum at Denver Green School

- Candidates who have RSVP'd
- Review survey responses
- Review of Setup and Format (see Special Meeting Minutes Feb. 22)

Note: Range View RNO was curious about what we are doing, and I sent them a brief outline of our format along with a link to the survey. Here is Paul's response:

*Thanks, David. Much appreciated. This sounds pretty similar to what we have been talking about. Oral questions from the floor only at the end sounds right – too easy to wander astray on both time and focus. We had figured on giving candidates maybe 2 minutes at the start to introduce themselves – but how well that would go does depend on just how many candidates we really have. I believe petitions are due this Wednesday, so I guess will know soon whether we have 5, 6, 7, or 8 candidates to plan for...*

*I'd be very interested in your survey and what issues you rated highest. I will try to come by your forum, too. Paul Fowler VP, Range View Neighborhood Association*

- Final plans – re-send surveys?

Reminder email to broadcast list

Signage

Room setup

Other Updates, if any.

Other Business

Adjourn

## **George Washington Homeowners Association**

### **Board of Directors Meeting**

**April 12, 2011**

**7:00 at BMH**

AGENDA

1. Approval of minutes March 8 and March 24 (special meeting)

2. Budget Review – JoLynn

3. Body Shop update – they were approved.

4. Denver Green School Community Stakeholder Site Visit

a. Hosted by Ken Santistevan, DPS Office of Community Engagement; David H. attended April 8. Will give update.

5. Annual Meeting – see checklist attached

We need to figure out how to do a ballot, and I need to know who is willing to run again from this list of those whose terms expire at this upcoming meeting.

Jim Mauck

Dave Halterman  
Raeann Lampert  
JoLynn White  
Carlyn Parker  
Paul Hoskins (replaced Steve)  
Jane and Lew have terms through 2012. Lew replaced Joyce  
Adjourn

**George Washington Homeowners Association  
Board of Directors Meeting  
May 10, 2011  
7:00PM BMH Synagogue**

**Present (Quorum present)**

Officers & Directors: Dave Halterman (Past pres), JoLynn White,(past Treas), Jane Lorimer (past Secretary), Paul Hoskins, Carlyn Parker, Raeann Lampert, Jim Mauck,

New Board Members: Jo Markowitz, Debbie Rosenthal, Phyllis Hirschfeld

Absent: Lew Gaiter, Jr.

Guest: Ed Lampert, Chair Safety Committee

**Welcome New Board!**

Debbie Rosenthal & Phyllis Hirschfeld welcomed as new board members.

**Minutes (Lorimer)**

Minutes from the April 12, 2011 regular Board meeting and April 26 Annual Meeting were approved without exception.

**Treasurer Report (White)**

Account balance approx \$900 less than same time last year. Membership at 85.  
Treasurer report accepted with a correction to printed copy.

**Election of Officers for 2011-12 (Halterman)**

Paul Hoskins, President

Jane Lorimer, VP, INC Delegate, Website

Rotating secretary position - Rotating responsibility. Debbie Rosenthal suggested we use a template and "rotate" the note-taking and recording responsibilities each meeting. This was unanimously agreed. David will send template to board members.

Treasurer – Jo Markowitz and Jim Mauck will share responsibilities

Outgoing officers will help transition new officers (e.g., update contact info with denvergov.org, get new signature authorizations for bank account, transfer keys, etc.)

Other board assignments:

Dave Halterman - Newsletter

Raeann Lampert - Socials/Welcome

**Focus Points for 2011-12**

General discussion of RNO's in general; whether they are influential to city policy-makers; our RNO in particular

- What we accomplished - see annual meeting notes
- General discussion on membership development
- Host "hot button" forums so neighbors gather for common causes
- Neighbor to neighbor survey - personal interviews- HOA Board ask their neighbors - meet their blocks
- Need benefits of HOA statements - Phyllis (ie we should not forgo the opportunities to be asked to participate in city issues.)
- Jane to send past survey questions – Phyllis, Jim, Debbie - membership committee - develop script, etc.
- Dave - maybe drafts a brochure about GWHOA

### **Neighborhood Priorities**

- Traffic calming inside and around (Virginia Ave, Quebec, E. Expo, Monaco, etc)
- Survey of neighbors drives future direction
- Candidate forum - probably not enough time
- Form relationships with new Mayor and new Dist 5 Council
- Invite new CC person to speak at Ice Cream Social?
- Become proactive v reactive
- Buckley Annex - to uncover the model for redevelopment, ensure "right" planning
- Lowry Vista - ensure "right" planning
- Quebec

### **Ice Cream Social date set for August 14**

Meeting adjourned at 8:45 PM

### **NEXT MEETING - Tuesday June 14 – BMH 7PM**

### **George Washington Homeowners Association Board of Directors Meeting June 21, 2011 7:00PM BMH Synagogue**

#### **Present (Quorum present)**

Officers and Directors: Paul Hoskins, Jane Lorimer, Jim Mauck, Phyllis Hirschfeld, Raeann Lampert, Jo Markowitz, Debbie Rosenthal

Absent: Dave Halterman, Lew Gaiter, Jr.

Guests: Ed Lampert, Chair Safety Committee

The meeting was called to order by Paul Hoskins, President at 7:05 PM.

## **Minutes**

Minutes from the May 10, 2011 Board meeting were approved without exception.

**Treasurer Report (Jim and Jo)** Account balance ( which includes the 3 newest members) is \$3,642.76. Jim reported that the change of signatures has been completed. A new budget has not yet been created.

**Membership Report ( Debbie, Jim and Phyllis)** The membership committee met prior to the Board meeting. A 3 - pronged membership plan was suggested and approved. First, an e-mail thank you will be sent to those you have recently joined or renewed. A post card will be sent to those without e-mail addresses. Second, an e-mail reminder will be sent to those who have been members in the past but haven't yet renewed encouraging them to do so. That e-mail will include past involvements and accomplishments of GWHOA. Third, along with the ice cream social flyer that will be placed on each homeowner's front door, there will be a membership application, a survey and a list of accomplishments of the HOA Board in the hope that more people will see the value of our Registered Neighborhood Association. Homeowners will be able to mail in their survey and membership or hand deliver them at the Ice Cream Social. Debbie will contact 4 previous GWHOA presidents and ask them to submit the involvements and accomplishments of the HOA during their term of office. After compiling that information, Debbie will get it to Jane. The need for a current and accurate homeowner's list was discussed. And a current member list will be sent to Jane so she can organize an e-mail list. We also discussed the need to share the membership list with the entire Board.

**Ice Cream Social** Frank Coyne from DGS has been in touch with Debbie and Dave. DGS requested that our Ice Cream Social be held jointly with the school community gathering. After much discussion and reviewing the purpose of our ice cream social, the Board decided not to be part of a joint event. Debbie will contact Frank at DGS and let him know the decision. Frank will then confirm which Sunday the GWHOA can use the school grounds, Aug. 7 or 14. DGS will be encouraged to have a table with information about the school.

After reviewing past costs associated with the Ice Cream Social, a tentative budget of \$500 was established. Jane suggested that businesses in the neighborhood be invited, especially those that donated items for the drawing at the Annual Meeting. Mary Beth Susman should also be invited.

**Website ( Jane)** Jane will continue to manage the website until another person takes over. Paul mentioned meeting "Andrea", a new homeowner who expressed an interest in helping out. He will try and reconnect with her. It was suggested that we explore the use of a more modern platform for the webpage.

**Safety( Ed)** Ed reported that we had 3 police actions in our neighborhood; one white collar crime and 2 related to auto thefts.

Debbie reported that the principal at GW shared that a walk light will be installed some time this year on Leetsdale near the McDonalds so students can safely cross the street.

**Zoning** The liquor license changed hand at the Shop Fast on Monaco and Alameda. Chicken, goats and ducks have been approved by the city. Concerns about number of animals per household were discussed. If issues arise in the neighborhood, we will address them at that time.

**INC ( Jane)** Jane will get more information about the proposal for a library district. It was suggested that we try to get out ahead and be pro-active on any upcoming ballot issues and perhaps schedule a ballot issues forum with Virginia Vale, Windsor Gardens and/or The Berkshires at Lowry.

Meeting adjourned at 8:40 PM

**NEXT MEETING** – Tuesday, July 12 at 7:00 PM at BMH.

Jane will take minutes at that meeting.

**George Washington Homeowners Association  
Board of Directors Meeting  
July 12, 2011  
7:00PM BMH Synagogue**

**Present (Quorum present)**

Present: (Quorum present) Paul E. Hoskins, Phyllis Hirschfeld, Raeann Lampert, Jane Lorimer, Jim Mauck

Absent: Lew Gaiter, Jr., Dave Halterman, Jo Markowitz, Debbie Rosenthal

Guests: Ed Lampert, Chair, Safety Committee

**Minutes**

Minutes from the June 21, 2011 Board meeting were approved without changes

**Membership**

How to improve the accuracy of the list of Winston Downs residents showing past and current GWHOA membership was discussed. Current and prior GWHOA membership is known. However, information about current neighborhood owners and residents for many of the homes is not known.

Current Board members who are aware of changes in neighborhood residencies noted a number of inaccuracies in the current list. Checking with the Assessor's Office to see if a list of current owners in the neighborhood could be obtained was mentioned as a possible way of getting ownership updates. From there, changes in home occupancy could be checked and added to the current list. Ruthanne is continuing to recruit new and renewing memberships and was encouraged in the future to have the new/renewing recruits complete membership applications if at all possible and include them with the membership payments.

Since increasing membership in the homeowners' association is desirable for a number of reasons, including the weight given to the Association's decisions and representations before City agencies, discussion centered on sending emails to those who had not renewed their Association membership this year since contact information for them was easily available. A "thanks for renewing" and a "we missed you" email was sent to those who have email addresses.

Jim – will check with Assessor's Office on cost of getting an ownership list for neighborhood

Jim and Jane – will keep association's membership list current

**Treasurer's Report**

Jim reported that the Association has around \$3,600 in income, about the same as last year at this time. The costs of the ice cream social, annual meeting and hand distribution of Association communications to homeowners constitute the bulk of the expenses. It would be helpful to have more income to help defray the costs of the Association's website and printing costs. In addition to increasing the income received from membership dues, Jane suggested that it might be worthwhile to investigate if it would be possible to successfully apply for and get small grants from any of the local foundations to help with costs.

### **Ice Cream Social**

August 14<sup>th</sup> from 2 to 5 p.m. at the Denver Green School is the time and location for the annual GWHOA ice cream social. Responsibilities based on earlier ice cream socials were identified and assigned. Jane suggested that King Soopers might be approached to donate some kosher ice cream. Expenses, based on last year's event, were estimated as follows: \$67 – 80 for ice cream, \$230 for the tent and chairs, \$180 for the band, \$131 for the flier invitation, and \$150 for use of the Green School's facilities, for a rough estimate of \$771.

Invitation fliers to the social event will be prepared and hand delivered to residences approximately two weeks before the event. Based on prior year's events, which have often been during extremely hot weather, the Board discussed whether it might be feasible to move to a shadier location on the school grounds. However, with the creation of the community garden and the associated new landscaping, no location seemed to offer more respite from the heat. Having the tent available would offer some shade. It was also decided to have a table to sign up new Association memberships since many attendees may not be members. Membership applications would be available as well. In connection with memberships, Jane noted that the Association did not have a mission statement, which would be useful to have for potential members.

- Music – Dave and Lew
- Tents – Paul
- Dry ice, ice cream, and water – the Lamperts and Carlyn Parker
- Invite local police officer to attend – Ed
- Signage – Dave. Jim to call Dave and check on the four signs from last year and their possible reuse for this year
- Invite Councilwoman Mary Beth Susman to attend – Paul
- Send out a "Save the Date" email to residents around July 19<sup>th</sup> – Jane
- Arrange for the invitation fliers to be distributed to homes – Jane
- Association mission statement – Jane will look into developing

### **Treasurer's Report**

Ed handed out a summary of the criminal offenses reported during June, 2011 for Precinct 317, Washington Virginia Vale. Reported offenses for January through May this year showed a 6% decrease over the same period of time last year. However, Ed highlighted a few items of concern. He noted that there had been two instances of auto theft in the neighborhood and thefts of opportunity from motor vehicles. He urged residents to keep their garage doors closed and cars locked without any inviting items in sight. He also said that detectives from the graffiti department said to call 311 to report graffiti not on your own property. In addition he noted that there had been an increase of purses being snatched from grocery carts as women were loading their grocery purchases into their cars. Finally, he observed that, although not in

close proximity to Winston Downs, prostitution had been increasing on East Colfax as evidenced from a large police operation that resulted in the arrests of 72 people at several of the East Colfax motels.

Meeting adjourned at 8:45 PM

**NEXT MEETING - Tuesday August 9th – BMH 7PM**

**George Washington Homeowners Association  
Board of Directors Meeting  
August 9, 2011  
7:00PM BMH Synagogue**

**Present (Quorum present)**

Present: Paul Hoskins, Jane Lorimer, Jim Mauck, Phyllis Hirschfield, Raeann Lampert, Lew Gaiter, Jr., Jo Markowitz

Absent: Debbie Rosenthal

Guests: Ed Lampert, Safety Committee Chair

**Minutes**

Minutes were approved

**Treasurer's Report**

Report was distributed but not discussed. Balance on hand \$3297.58

**Watson's Property Status**

The property is still owned by the family and no word on disposition following the story in news about the distressed business situation. Zoning is SSUD and odds for residential use are low. SSUD indicates lot is 6000SF which could be subdivided into 7 lots under current code.

BOD will take a "restrictive approach," watch the property news carefully and take action when appropriate.

**District 5 Meeting Representation**

Discussed who would attend Mary Beth Susman's town hall meeting scheduled for September 1 at 6:30PM at Eisenhower Chapel.

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CW Susman offices downtown due to budgets being cut for Council offices outside  
Jane, Raeann, Paul and Ed L. plan to attend

**Issue: Leetsdale between Monaco and Quebec**

Jane reported she set up a meeting with CW Susman to meet specifically about the increased crime, drug deals and decline of property. Charlie Brown was asked to attend but he declined in favor of us first meeting with CS Susman and she'll bring issues to him (if there are any).

Jane, Dave – find Living Streets & Leetsdale Corridor Study information to bring to that meeting

**Newsletter**

Andrea Hauptert and Jane were to meet last week but Andrea didn't show up. That meeting is rescheduled for August 15

Andrea, Jane – discuss options to pass newsletter development and website upkeep to Andrea

**Ice Cream Social**

BOD discussed the great idea presented by a neighbor to have a bike parade next year. He was unable to put it together in time for this year's social. BOD discussed other parade ideas

Jane to bring membership applications

### **Statement of Purpose**

Jane created a statement of purpose for approval. BOD liked the brevity of the statements. Dave advised a formal vision statement was created some years ago. Dave to locate the prior vision statement for posting to our website and to use in other information to neighbors.

### **Community Garden at DGS**

Debbie Rosenthal sent information by email for BOD to consider re supporting a fundraising effort for DGS / Community Garden  
BOD tabled this item until Debbie can give more information at a future meeting

### **INC**

Jane reported that INC's Dollar Dictionary Program will present each of DGS's third graders with a free, age appropriate dictionary and thesaurus in late August. She also requested help for August 17, 18 to help pack books for all the DPS schools. Jane will deliver books to DGS

### **Safety**

Ed L. reported there were a couple of GWHOAs addresses in the recent crime report. Most crimes are opportunistic and he urged us to advise neighbors to close garage doors and lock doors between garage and house.

Meeting adjourned at 8:00 PM

**NEXT MEETING - Tuesday September 13th – BMH 7PM**

## **George Washington Homeowners Association**

### **Board of Directors Meeting**

**September 13, 2011**

**7:00PM BMH Synagogue**

### **Present (Quorum present)**

Present: Paul Hoskins, Jane Lorimer, Phyllis Hirschfield, Raeann Lampert, Lew Gaiter, Jr., Jo Markowitz, Debbie Rosenthal

Absent: Jim Mauck

Guests: Ed Lampert, Safety Committee Chair, Members: Carol Hupp, Andrea Hauptert

### **Minutes**

Minutes were approved

### **Treasurer's Report**

No report was given

### **District 5 Meeting Representation**

No one from our BOD attended the September 1 meeting because 3 BOD members had met separately with CW Susman prior to that.

### **Issue: Leetsdale between Monaco and Quebec**

Jane set up a meeting with CW Susman to meet specifically about the increased crime, drug deals and decline of property. Charlie Brown was asked to attend but he declined in favor of us first meeting with CS Susman and she'll bring issues to him (if there are any). The discussion seemed to bring favorable attention to issues.

Jane, Paul and Dave attended this meeting.

### **Manor Care Zoning**

Manor Care at Monaco/Alameda has requested adjacent HOA's to support addition of multiple parking spaces. BOD asked that Paul find out 1)what number of parking spaces are required under new codes and 2)what other changes might happen with updating this zoning request under the new codes.

### **Newsletter/Website**

Andrea Hauptert attended this meeting and also was appointed to fill the remaining unfilled board seat. She was assigned Website/Newsletter duties. Her term runs through March 2013.

### **Education Report**

Debbie Rosenthal reported she had met with the new principal at GWHS and indicated they also had a new person, Christy Bukovich, who is the community liaison. BOD requested Debbie invite this new person and the assigned police officer at the school to attend/present at our next BOD meeting

Carol Hupp, a neighbor, advised she needed help to keep kids off her property and to help her with safety issues. Her home was vandalized last school year. Debbie to follow up.

### **Community Garden at DGS**

Debbie Rosenthal sent information by email for BOD to consider re supporting a kickstarter fundraising effort for DGS / Community Garden. BOD voted with one abstention to pledge \$100 to support this effort with the understanding the money would not be expended if the pledge fell short of their goals

DGS is selling pumpkins October 10, 11, 12 for \$10 each. Pre-order announcement to follow. PTA meets second Wednesday of the month at 5:30P at the school. \$10 membership fee per year.

Jane to place the pledge on her credit card with BOD reimbursement if the pledge goes through. Debbie to send Jane a write up to be distributed to our email list to alert neighbors of this program.

Debbie to send the pre-order information when available.

### **Dead Grass on Alameda**

Dave to check with CW Susman to learn what is happening. [Outcome via email from Greg Cieciek, RLA | Senior Landscape Architect on

9/15: Unfortunately the south side of Alameda from Holly east to Quebec was not part of the Phase one improvements. Although these areas did not receive new irrigation they do have an operational system. These areas were stressed during construction because there were four unmarked crossings that had not been capped and had been vandalized during construction. The crossings were verified and capped two weeks ago, so they had no water for most of the summer. The area should recover just fine and it should show marked improvement by next Spring, if not this Fall.

### **Safety**

Ed L gave the report.

### **New Board member contact information**

Jo Markowitz new email address: [goldsmith123@q.com](mailto:goldsmith123@q.com) and new BOD member, Andrea Hauptert, 675 S Newport St, email: [andreahauptert@mac.com](mailto:andreahauptert@mac.com) Phone: 303.669.6053

Meeting adjourned at 8:30 PM

**NEXT MEETING - Tuesday October 18th – BMH 7PM**

### **George Washington Homeowners Association**

#### **Board of Directors Meeting**

**October 18, 2011**

**7:00PM BMH Synagogue**

**Present:** Paul Hoskins, Jane Lorimer, Phyllis Hirschfield, Raeann Lampert, Jo Markowitz, Debbie Rosenthal, Andrea Hauptert  
Guests: Ed Lampert; Theresa and Jim Toomey; GWHS Community Liason, Kristi Butkovich; GWHS Resource Officer, Phillip Mitchell

**\*Action items will be denoted in RED**

#### **Treasurer's Report**

1. No report was given in the absence of Treasurer.
2. \$100 donation was given to Sprouts on behalf of GWHOA. Debbie requested reimbursement.

#### **GWHS Report**

3. Krisit Butkovich, GWHS Community Liason reported on the school.
  - 3.1. Report included positive aspects of the school including the accolades of the International Baccalaureate students as well as the challenges at the school including a higher percentage of homeless students.
  - 3.2. GW has applied for and been granted the Business and Law Magnet school for 2012 which should help to change the student enrollment.
  - 3.3. Current enrollment is 1500 with approximately 450 IB students. School is boasting an 82% graduation rate.
4. Officer Phillip Mitchell reported on security-related issues at the school
  - 4.1. District position is to not expell students leaving the responsibility at the school level. With no support from District and no consistency of discipline at the school, it is difficult to manage the problems. There are plans to do a series of undercover stings to catch offenders in the community.
5. Contact school/resources if there are problems: Officer Mitchell: 303-507-2563; Kristi Butkovich: 720-423-8604
6. Custodians are cleaning up trash each day at RTD stops. Have committed to clean up 5x/week.

#### **Denver Green School/Sprout City Farms**

1. Sprout City Farms has raised \$17k and will receive their matching grant.
2. DGS is expanding. Debbie will follow up at November meeting with details.

#### **Alameda Parkway Irrigation Issue**

1. Theresa and Jim Toomey reported on the problem and what has been done.
2. HOA agreed to send a mass email to residents asking for help. Jane will distribute.

#### **Quebec Street Improvements**

1. New curb and gutter along Quebec. No news whether it will be a lane or whether they will repaint the lines.

### **Manor Care Report**

1. Paul requested that Manor Care keep parking in their lot and not in our neighborhood.

### **Mini Mart Trash**

1. Jim Toomey requested that HOA ask Mini Mart on corner of Alameda and Monaco to put out a trash can in front of bus stop since the trash is from their store. Since riders cannot eat or drink on the bus, the trash gets discarded along the sidewalk and street. RTD will not put a trash can there.
2. Paul to draft a letter to the Mini Mart. Wait to see how Mini Mart owner responds to letter.

### **Living Streets**

1. Paul went to a meeting of Transportation Solutions. Paul will keep in touch with them to see if anything will progress with regards to the Leetsdale project of old.

### **Safety Report**

1. Lock the doors between garage and house. Keep garage door closed. Lock windows if leaving.

### **Neighborhood Newsletter and Meeting Minutes**

1. Andrea will now be in charge of both. Andrea will inquire with local businesses about advertisements in newsletter and will begin placing content into newsletter for Q4 dispersement.

### **Meeting Adjourned**

1. Meeting adjourned at 9:15pm. Next meeting is November 8th at BMH Synagogue.

### **George Washington Homeowners Association**

#### **Board of Directors Meeting**

**November 8, 2011**

**7:00PM BMH Synagogue**

**Present:** Paul Hoskins, Jane Lorimer, Phyllis Hirschfeld, Raeann Lampert, Jo Markowitz, Debbie Rosenthal, Lew Gaiter, Andrea Haupt, Dave Halterman, Jim Mauck

**Guests:** Ed Lampert; Denver Green School middle school principal, Craig Harrer

\*Action items will be denoted in **RED**

### **Denver Green School**

1. Craig Harrer, Principal of middle school, shared a 3D model of the proposed DGS expansion. Plans have been approved by DPS and construction is slated to begin in January. New building will not be attached to the main building. It will house 6 new classrooms and some offices and will be 8-10,000 square feet. It will also add a few parking spaces. The addition will sit on the north side of the school adjacent to the teacher parking lot.
2. Concerns were raised by Jane regarding additional traffic, added noise, and the lack of communication regarding this expansion project with the neighborhood. Mr. Harrer expressed an interest in hearing neighborhood concerns and in working with the neighborhood to come up with plans now, while in the early stages of planning and construction, to alleviate the issues.
3. Suggestions to alleviate parking and parent drop off issues included approaching BMH to rent space in their parking lot, changing the current plans to include a circular drive for a "Kiss-and-Go" lane,

having buses drop off on a different side of the school from the parents. Harrer said he would bring these ideas up to the expansion committee.

4. SUBSEQUENT EMAIL FOLLOW UP: Jane sent a letter on her own behalf, not the Board's, to DGS expressing her concerns with the expansion for the following reasons:

- Where will construction equipment be held when not in use?
- Where will parking be during construction?
- What is the plan for student drop off/pick up during construction? What are the traffic mitigation plans for the neighbors?
- Would they consider paint or other to slow down traffic in the neighborhood?
- What will be the hours of construction? Will weekends be quiet? How long is the project anticipated to last?
- How many new buses will be added on a daily basis?
- What impact will the construction have on the garden that was funded by donations? How will those who bought shares access their produce?

To date, no response has been made from DGS to Jane or the Board.

Lew corrected Jane in a follow up email to let her know that expansion was always a part of the school's plan and that this was expected.

In an additional email on Nov. 16, Ann Callison, expressed her dissatisfaction with the Board for not being more proactive on this (and the Alameda issue).

### Newsletter update

1. Andrea presented the new newsletter format. Format was approved.

2. The possibility of acquiring advertisers was discussed. **Andrea will pursue this option for newsletters beginning in 2012** (not to include this upcoming newsletter).

3. **Newsletter will be printed and disseminated for a December distribution.** Andrea will add articles about the DGS expansion plans, the Quebec street improvements, and the dues increase in new fiscal year along with the current content which covers the Alameda issue, information about GWHS, and neighborhood safety tips.

### Membership

1. Andrea presented a plan for attempting to increase membership. It was reported that of our 550 homes, only about 133 are current on their membership dues.

2. The plan is to physically mail a membership renewal letter that actually looks like an invoice. The "invoice" will be branded with a new GWHOA logo so that it looks official. **Andrea will send a jpeg of the new logo to Jane for the website.** The idea is that if the "invoice" actually arrives in the mailbox, it might be looked at and taken more seriously than the previous insert into the newsletter. Some reconnaissance needs to be done with regards to our non-profit status, what it would cost to engage a mailing house, and whether it would be wise to print a mass amount of branded envelopes to further increase awareness of the GWHOA brand.

• **Lew will look into the GWHOA's non-profit status.**

• **Jane will research mailing houses and the logistics for mailing the letter.**

• **Andrea will price out envelopes.**

1. It was voted and approved that dues will be increased, beginning in January, to \$15/year.

2. It was decided that dues will be paid at the beginning of the year, when possible, rather than throughout the year. To achieve this, the first mailing will go out on January 15th. As dues come in, they will be recorded by the Treasurer. During Quarter 2, a follow-up mail or flier will be sent to delinquent households as a reminder to pay their HOA dues. **The Treasurer will make a list of delinquent houses available to the Secretary (in advance of the Q2 meeting) who will be in charge of the follow-up mail or flier.**

3. We will try this plan for the 2012 year and revisit its success or failure in 2013.

### Treasurer's Report

1. Account balance was presented. Current balance is \$3,009.84.
2. Discussion of our major expenditures yielded that our three main costs were in the maintenance of the website, the printing and dissemination of the quarterly newsletter, and the ice cream social.
3. With regards to the website, Andrea suggested obtaining permission for the domain name and hosting and maintaining it ourselves to save money. **Jane will look into what it would take to release our domain name to us.** If it can be done, Andrea volunteered to take over the creation of a new site and its maintenance.
4. With regards to the ice cream social, suggestions to change the event into a Bring Your Own Picnic, switch the ice cream to have a few kosher items and the rest not kosher, and/or canceling the event **altogether. Further discussion was tabled until the funds for the fiscal year are tallied. We will revisit this issue in quarter 2.**

### Quebec Street

1. Construction has been completed for a new curb and gutter on east side of Quebec.
2. Concerns were raised by many of the neighbors whose homes back up to Quebec regarding who's responsible for snow removal on the Quebec street sidewalk. These homeowners were ticketed and fined during the last snow storm for not clearing the walk. Neighbors were confused as to whose property the sidewalk is since it has always been shoveled in the past by someone else. **Paul has contacted Councilwoman Susman for clarification and will report back to the Board at the next meeting.**

### Safety

1. Crime report and a flier on safety tips for our neighbors was disseminated. Safety tips will be included in newsletter.

### October Items to Follow-Up

1. It was decided that the Board approach the Mini Mart on Alameda and Monaco about putting a **trash can in front of the bus stop. Paul will draft a letter to the owner to see if they are open to the idea of getting the trash can and maintaining it.** Board will wait to see how Mini Mart owner responds before taking action.
2. **With regards to Alameda issue, Jane will send out the Toomey's letter via email to the neighbors. Andrea will add the article to the newsletter and include a call to action.**

### Meeting Adjourned

1. Meeting adjourned at 9:45pm. Next meeting is December 13th, 7:00pm at BMH Synagogue.

**George Washington Homeowners Association  
Board of Directors Meeting  
November 8, 2011  
7:00PM BMH Synagogue**

**Present:** Paul Hoskins, Raeann Lampert, Debbie Rosenthal, Andrea Hauptert, Dave Halterman, Jim Mauck  
(*quorum in attendance*)

**Guests:** Ed Lampert

\*Action items will be denoted in **RED**

### **November Minutes**

1. Follow up on action items from November meeting:
  - Paul reported there doesn't seem to be a trash issue at the Mini Mart on Alameda. Decision was made to let the issue drop.
  - Andrea reported on newsletter and website later in meeting
2. Minutes were approved with one correction: move to strike last two points regarding item on DGS

### **Treasurer's Report**

1. With one bill outstanding (PO Box), the current balance was reported at \$2009.95.
  2. This will mark the end of the fiscal year as voted on and approved in November.
  3. There was some discussion to review what was decided about moving the fiscal year. Members whom have recently paid there dues paid for 2011. They will need to pay again in January for 2012 fiscal year. If there are individual concerns about dues payments, these can be handled on an individual basis.
- George Washington Home Owners Association  
Meeting Minutes -*december 2011*

### **INC Representative**

1. Jane would like to continue as representative of GWHOA for INC.
2. Debbie moved for Jane to continue. It was accepted.

### **Non-Profit Status**

1. **Discussion was tabled in Lew's absence.** Need information on annual cost and pros/cons of pursuing this option.
2. **Jane might want to raise issue with INC. Are we covered under INC?**

### **Newsletter and Website**

1. **Andrea tabled website discussion until next month.**
2. **The newsletter for the first quarter is done and will go out on the 15th.**  
Some changes were made to the content.
3. The printing and disseminating was voted on and approved by the Board.
4. Suggestions to research the feasibility of putting the newsletters in a plastic bag that hangs on the doors was discussed. Andrea will find out the cost and if it's affordable, will purchase them and get reimbursed at the January meeting.

### **Membership Letter**

1. Changes to the letter format and the go ahead with the printing were approved.
2. There was discussion about not dispersing the membership letter separately as was previously conceived. The Board decided to include it with the newsletter and see what the response is. We will revisit the topic in the second quarter.
3. It was reiterated from the November meeting that late payers from 2011 will still need to pay for 2012 beginning in January.
4. **The membership letter is set to go out with the newsletter on the 15th of**

**January** with a due date of February 1st.

### **Denver Green School Follow-Up**

1. Debbie reported that she spoke with Temple BMH and they are willing to share their parking lot with the school. She passed the information on to the school and they were thrilled with the news.
2. DGS reports they are still following up and discussing issues that were brought up by GWHOA in november (kiss and go lanes, traffic mitigation, pollution)

### **Quebec and Alameda Follow-Ups**

1. Dave reported that his sense was that the Alameda issue would be taken care of.
2. All of the sudden the sidewalk is clear on Quebec! CW Susman office made it sound like it was our problem, but someone did it. **Paul will continue to attempt to find out who did it...**

### **Safety**

1. Along the snow shoveling lines, Debbie recommends that **an eBlast be sent out to remind neighbors about the rules (cite the code) or else 311 will be called. A blurb can also be added saying that if anyone in the neighborhood has a snow business or if high school kids want to shovel, let us know and we'll pass the names along.**
2. Crime is up in neighboring areas: Virginia Vale and Glendale
3. Three of our neighborhood homes appear on this months crime report
4. Ed urged that we remind neighbors to lock their doors and windows and keep garage doors closed.

### **Meeting Adjourned**

1. Meeting adjourned at 9:15pm. Next meeting is January 10th, 7:00pm at BMH Synagogue.