

2009 Minutes

Highlights include: Membership on the decline, Pit Bull dog ban, Fallis Re-Use/Re-opening, East Side Mobility, Lowry Vista, Bus stop on Quebec at Exposition

NOTE: Minutes for January, February and March are not available

April 7, 2009 **Annual Meeting**

Board Members Present: Jeff Becker, Lew Gaiter, Jr., Kim Grant, David Halterman, Raeann Lampert, Jim Mauck, Carlyn Parker, Steve Satler, and JoLynn White

Board Members Absent: None

Guests: Ed Lampert, Cari Jiminez (Community Resource Officer), Councilmember Marcia Johnson

The meeting was called to order at 7:02 p.m. by President Lew Gaiter, Jr., who introduced the GWHOA board members in attendance.

Approval of Minutes: The minutes of the 2008 Annual Meeting were approved as submitted.

President's Speech: President Lew Gaiter, Jr. thanked Raeann Lampert and Carlyn Parker for providing refreshments for attendees. Lew welcomed all in attendance and stressed the importance of finding ways to communicate news of the neighborhood among each other. He mentioned that we are working to get the newsletter out primarily via the website and/or e-mail. Lew also mentioned that Fallis School committee that has been working on the issue of re-use for the school property.

Treasurer's Report: Treasurer JoLynn White reported that there is \$4,586.14 in the GWHOA treasury.

Community Resource Officer: Officer Cari Jiminez from District 3 brought the latest crime stats for the area from www.denvergov.org. The District 3 crime analyst can also do a block-by-block analysis if desired. Burglaries are up in the neighborhood (one which occurred today), as are thefts from motor vehicles. Officer Jiminez stressed not leaving valuables in plain site in your vehicle. Laptops, I-pods, cellphones and purses are particular targets of thieves. Garage door openers should be brought inside the house, otherwise they can get in your home via your garage door. Don't leave your registration and insurance information in your car; keep it on your person. Neighborhood Watch is also an option if you get people signed up. Officer Jiminez then entertained several questions from the audience.

Councilmember Marcia Johnson: Marcia stressed that the Zoning Code update is underway and she is trying to get representatives from each registered neighborhood organization (finalized in September/October) to vet the findings per area. Westerly Creek is moving along. A 53-unit building on Colfax/Pontiac may get built which could be a real catalyst for revitalization of that part of town (on the old Pillar of Fire site). Nothing much seems to be happening with the Buckley Annex project. The RFP for consulting for an EIS on Quebec (maybe focusing on 11th-23rd) is out now, which might be a project that could qualify for federal stimulus money.

Fallis Elementary Property: Three representatives of the Fallis re-use committee are attending the May 16th DPS board meeting, where GWHOA will be allowed to speak after the meeting. The committee has focused on a new school of some type. Hans Kahn and Ed Lampert co-chair the committee. Ed shared information from the minutes of the latest meeting, which included a representative of the New Schools Committee from DPS. Ed explained the process of demographic analysis used in determining what to do with surplus school properties. Fallis School will probably not be as high of a priority as the ones closed 3-4 years ago. A K-6 school is being sought for the site that would also include adult education classes. Rental of the school would also be possible as an interim non-school use. Volunteers of America might

be interested in supporting a pre-school. The next meeting of the committee will be held on April 21st at 7:00 p.m. at Sam Freeman's house at 743 S. Oneida Way.

Nominations and Elections to the GWHOA Board:

David Halterman, Steve Satler, Raeann Lampert and Jim Mauck were nominated for re-election and Sam Freeman and Jane Lorimer were nominated for election to the board. A motion was made and seconded to approve the slate of officers.

George Washington High School is planning another beautification day on April 18th. Anne Callison suggested that the GWHOA donate \$50 toward purchase of a large, new tree.

There being no further business, the meeting was adjourned at 7:53 p.m.

May 11, 2009

ATTENDING

Board: Sam Freeman – new board member, Dave Halterman, Raeann Lampert, Jane Lorimer – new board member, Carlyn Parker, Steve Satler, Jim Mauck

Absent: JoLynn White

Guests: Hans Kahn, Ed Lampert

APPROVAL OF MINUTES

The minutes of the April 7, 2009 annual meeting of the GWHOA members were approved as submitted.

ELECTION OF OFFICERS

The following people were approved (elected) as 2009-2010 officers

President Jim Mauck

Vice President Dave Halterman

Secretary Jane Lorimer

Treasurer JoLynn White

COMMITTEE ASSIGNMENTS

Neighborhood Pride/Welcome Raeann Lampert

Safety and Security Ed Lampert

Leetsdale Corridor Kim Grant, Jeff Becker, Dave Halterman

Fallis School Reuse Ed Lampert, Hans Kahn

INC Jane Lorimer

New Zoning Code Carlyn Parker

Buckley Annex Dave Halterman

Transportation/Traffic Dave Halterman

The Board agreed to address the possibility of a neighborhood code enforcement committee at the next meeting. The purpose would be to field various neighbor issues/complaints/concerns.

VICE PRESIDENT'S REPORT

Dave Halterman reviewed his activities regarding Buckley Annex Citizens Advisory Committee (City Council appointed position); Transportation Solutions Community Council; new zoning code; Leetsdale Corridor and Fallis School Reuse. The report gave an overview of the purpose of each and his attendance requirements at the meetings.

Key Areas of Importance for This Board

Fallis School reuse; traffic, safety, Buckley Annex, zoning, code enforcement, Leetsdale Corridor, newcomers and increase current membership

Buckley Annex

This area basically includes the Monaco to Quebec/Alameda to First Avenue. The "Annex" is anything "non-Lowry" at this time (i.e. Finance Center). Lowry Redevelopment Authority/LRA first needs to choose a developer and create a master plan before anything else happens. It is anticipated this area will host 700 new mixed use units and add about 4000 cars to the area once it gets done. Our continued involvement is important. The project beginnings are about two years out.

Leetsdale Corridor

Dave Halterman reported there is "nothing to do" for the current time. The City has issued an online survey which can be found on Councilwoman Marcia Johnson's website. He urged Board to take the survey.

(Top Priority) FALLIS SCHOOL REUSE

Hans Kahn attended this meeting to gain input about an upcoming presentation planned for the DPS May 20, 2009 meeting. A Fallis School Reuse sub committee meeting will be scheduled before the May 20 DPS meeting to determine what will be presented. Sam Freeman introduced a neighborhood study conducted by Piton dated October 2008 to help the case for keeping Fallis as a neighborhood school.

The group engaged in several discussions concerning Fallis, all of which re-presented issues/concerns/desires that were discussed at the Annual GWHOA meeting. Dave Halterman reiterated that a high performing school, whether DPS or Charter (e.g. "green" school) would bring young families, for which the homes in our neighborhood were built, back into our neighborhood.

May 6 meeting notes sent by Elizabeth Sopher offers current update for Board records.

DPS did an overview and did some survey questions using a clicker for instantaneous results. Then they went through data on the schools in the region in general reporting the School Performance framework results, info about choice in/choice out, etc. There was some limited comment/discussion during those sections.

They showed information about the closed schools - which are divided into 4 buckets - Engage/Hold (schools where they see need, including Fallis or Whiteman), Hold medium/long term that currently have an interim use, hold med/long term - no current interim use, Do not need (Byers, Gove, Remington). They will go to the Board to request to get rid of the properties in the last category in June.

They presented a list of 16 school proposals - evaluation is ongoing and decisions/recommendations are set for June. DPS is working internally to develop "Performance schools" in addition to looking at Charter proposals.

I visited with David Soupas(?) and Will Lee-Ashley who will be evaluating the closed schools. Will (Manager of Strategy 720 423 3526) will be the main person evaluating the closed school/ needs/ long term trends etc. As reported before, they said that all the elementary schools in the region are at or near capacity; there is a chance that the Buckley Annex will be built out with 800 units in the future also. They acknowledged that now there is basically no neighborhood school for our neighborhood, west Lowry, and the Whiteman district, because Place is serving a different population. They may have to make exceptions in the choice program next year to get these students into DPS schools.

Will will be going out to hear from the neighborhoods as well as evaluating the trends in the area, and they plan to make some decisions by Aug/September - possibly about whether to reopen one of these for 2010/11.

Raeann Lampert reported that current Fallis activities included the GWHS 9th grade football practice and IB testing through June, and that the school was left in good shape.

(Top Priority) MEMBERSHIP/NEWSLETTER

Current membership is quite low compared to prior years. There are over 500 households in this HOA area. Several ideas for boosting awareness and increasing membership were discussed:

1. Direct mail that advises what the Board does for the neighborhood – post card was felt to be the best option for readership.
2. Newsletters/mail - The newsletter costs about \$300 per issue including delivery. If we added a return envelope for membership payments, it would drive the cost to almost double.
3. E-links (Website, neighborhood associations, etc.)
4. Door to door though Raeann Lampert reported poor response from her welcome calls to new neighbors.
5. Social and special event series to draw the community for causes that impact the neighborhood. Fallis grounds are available, GWHS is available and possibly BMH would be available as sites for these events.

The Board agreed a post card mailer to create awareness about upcoming issues and what the Board does coupled with a series of special events/meetings would be the best avenue to pursue. Dave Halterman agreed to write the copy. Carlyn Parker will work with Dave to get the cards produced and mailed. JoLynn White has the mailing list.

SAFETY & SECURITY

Ed Lampert presented the Precinct 317 Crime Report for April 2009. Hilltop and Cherry Creek continue to experience home break-ins and car related crimes. This neighborhood has reported several recent crimes including theft from vehicles, vandalism and home burglary. Thefts from cars also include registrations and insurance information.

TREASURER REPORT

The report was sent to the Board via email on May 12, 2009. The report indicated a balance of \$5009.13 in the treasury – about \$240 from renewed memberships. Some signature cards may need to be changed for future.

NEW BUSINESS

George Washington High School

At the Annual meeting, it was decided that GWHOA would donate money to the GWHS North Entry development now in process. The Board discussed donating \$500 to supply a tree with a commemorative plaque; \$250 cash or possibly a commemorative brick (one of the GWHS options). This issue was tabled until the next meeting and treasurer report could be reviewed.

Term Limits

The Board agreed the term limits are a hindrance for maintaining continuity and solid Board members. It can be repealed or changed at any future member event/meeting. T

FUTURE BOARD MEETINGS

The first Tuesday of each month was designated as the meeting date for future and to continue holding meetings at Directors' homes unless we find a suitable alternative.

The next Board meeting is scheduled for June 2 at 7P at the Lampert home at 7140 E. Exposition Ave. Note: The meeting was moved to BMH (Library) on May 26, 2009.

There being no further business, the meeting was adjourned at 9:05PM

June 2, 2009

ATTENDING

Board Officers: Jim Mauck, Dave Halterman, JoLynn White. Jane Lorimer. **Directors:** Sam Freeman, Raeann Lampert, Carlyn Parker, Steve Satler,

Guests: Hans Kahn, Ed Lampert, Janet Gilbert, Grace Hopley, Heather Wilson, Andrew & Laurie Brock, Marjorie Smith, Holly Grave, Lew Gaiter (Immediate Past GWHOA President), Allison Monahan

APPROVAL OF MINUTES

The minutes for the May 11, 2009 Board meeting were presented and approved as submitted.

FALLIS SCHOOL REUSE/FSR

This meeting focused on the Fallis School Reuse issue. Key updates:

1. DPS held open meetings (regional) in May regarding future of closed schools. Many GWHOA members/ Board attended at least one of those meetings. Notes from that meeting were previously distributed to Board and Committee members.
2. DPS's primary decision is what to do with Whiteman Elementary and Fallis Elementary school buildings which are now closed—specifically, which school will be reopened as a neighborhood school and which one can be reused for other purposes. The decision is based on a future study of area demographics.

Special Presentation

Janet Gilbert and Grace Hopley presented highlights of their proposal to DPS for a new school. The proposal title is Denver Standard School. They emphasized that step one is for DPS to approve the proposal and that DPS discouraged stating where to locate the proposed uses. Presenters identified Fallis as a "top choice" location preference and that if this Board supported their proposal they would have high loyalty to pushing location at Fallis. Key elements of their proposal:

1. DPS is looking for proposals that address secondary improvements and/or serve at risk populations.
2. This proposal focuses solely on education for highly gifted/exceptional and twice exceptional students for grades one through eight. The rationale is a profoundly gifted child is "at risk" because he/she usually becomes disengaged in "regular" schools. Twice exceptional students are those who may have high learning skills in one area coupled with learning challenges such as Aspergers, dyslexia or attention deficit disorder/ADD.
3. DPS would run the school and provide limited funding based on a per student basis. Other funding sources may include Children's Hospital and the Colorado Council for Economic Education.

4. This type program has been sustained for 25 years in the DPS system but has not, until now, been proposed as housed in a single facility. It is felt this program would be a positive magnet for wherever it is finally located and would address overcrowding issues that exist now.
5. The presenters are currently working with the HG (highly gifted) program at Southmoor. They reported this school is at 120% capacity. Carson and Corey are also “bursting at the seams.”
6. The proposal includes specified “challenge center” staff who work in this program now. This center would also align with DPS HG/T Program group.
7. Upper 1 or 2 % in DPS are termed highly gifted and are now mostly in self contained classrooms. All schools in south Denver are at capacity and many classrooms are in mobile annex facilities.
8. Fallis capacity is 360 students and this program would initially be extended to 24 students per grade (1-8). That equals 192 students and leaves room for growth if at Fallis.
9. The proposed qualification process would be based on DPS student testing, those now on wait lists, and those rejected at other schools. This proposal would also accept private testing as well as establish an interview process for those who are on “bubble.”
10. Would neighborhood kids get entry priority? Maybe. Want to be multicultural. Want to catch otherwise, missed students.
11. Another plus is the GWHS IB program proximity to Fallis – can go into HS from this program and develop partnerships for advanced classes. Similar programs exist at Polaris, Corey, Carson, Challenge (Cherry Creek).
12. This school would emphasize parental and neighborhood community participation through such activities as a community garden that addresses science and healthy eating; parent education; more family nights than typical schools; autonomy in teacher time; and kids doing community service.

Action item: Proposal outcome will be decided by June 18. If an area like GWHOA is asking for the school they can say that at this meeting. The presenters asked for GWHOA endorsement of their proposal.

Action item: Andrew Brock to find the proposal online and distribute to FSR drafting committee and Board.

Other Proposals Reviewed

1. Sam Freeman restated a reuse option backed by Volunteers of America for a vocational school use that he had presented at past meetings.
2. Lew Gaiter presented a new request from Councilwoman Marcia Johnson’s office. A Park Hill church currently provides daycare and early assimilation education to children from war torn countries. They cannot get a daycare license and are not currently part of DPS system. They seek a daycare license and formal DPS school attachment.

Board and FSR Committee Comments/Concerns

1. The Committee has already determined the first desired reuse is as a neighborhood school and wants to protect that positioning with DPS. The secondary choice was a specialty “magnet” school. How would this

endorsement impact desire to keep Fallis as a neighborhood school?

2. What would the population boundaries be if it was kept as a neighborhood school and how would it avoid the problems that happened in the past?
3. Demographic studies suggest that Whiteman is the preferred initial keeper as a neighborhood school.
4. This is one of several proposed reuses of Fallis so why would we automatically back this one until we've heard all other alternatives?
5. What our competitor, Whiteman, will present to DPS – will it be more compelling data?
6. If this innovative concept for highly gifted students is adopted at Fallis, will neighborhood children be given priority to enter and if they don't go to school there, what would the "regular" school option be?
7. Property values are connected to quality of schools in the neighborhood.
8. DPS has promised GWHOA that we'll have a voice; is well aware of our preferences; and GWHOA has a good relationship with William Lee Ashley, the strategy manager at DPS.

Timeline from DPS May 20 Meeting Notes

5/21 public comment to the board on the proposals

6/4 staff will make recommendations

6/18 public comment (must sign up to speak the day before)

Fall facility decisions

Next Steps

Jim Mauck advised that we can ill afford to pass up this opportunity to reaffirm our initial desires as well as endorse an opportunity to support a quality alternative option. He directed the FSR Committee to draft a written document that supports GWHOA neighborhood's initial desire to keep Fallis as a neighborhood school and if Fallis is not kept as such, that we support the Denver Standard School proposal and request its location be Fallis.

Action items: Group to meet at 7P at Sam Freeman's home on June 9 (Tuesday). Those appointed to write the document: Lew Gaiter, Andrew Brock, Sam Freeman, Debbie Rosenthal and Allison Monahan. The group document does not need Board review and will be signed off and forwarded to DPS by Dave Halterman (Board VP) in Jim's absence. **This document needs to get to DPS by at least June 15.**

Action Item: This small group will appoint a speaker representative for the June 18 meeting and advise DPS to place them on the speaker agenda.

The FSR Committee agreed to plan a meeting after they learn the outcome of the Denver Standard School proposal.

MEMBERSHIP

Jim Mauck, President, encouraged neighbors who were attending from the FSR Committee to become members of the GWHOA.

Debbie Rosenthal was scheduled to present ideas for generating membership but she was ill so this presentation will push to the next Board meeting agenda.

FINANCIAL

JoLynn White, Treasurer, reported \$4574.56 in the treasury for GWHO. Two renewed members reported.

BOARD POSITION

Steve Salter would like to be replaced on the Board. He has agreed to attend meetings until someone is found. There are currently two positions available as directors.

TREE AT GWHS

Sam Freeman reported the proposed tree planting is in a location that would not benefit the HOA sponsorship. No further action was taken to fund the tree. Board members mentioned the GWHS lawn is in poor shape compared to TJHS.

NEXT BOARD MEETING

July 7 next meeting at 7PM at BMH. Sam Freeman requested that we begin to meet on the second Tuesday of the month. Raeann Lampert agreed to check with BMH to see if we can continue to meet there. Meeting date changes would become effective with the August meeting.

There being no further issue the meeting was adjourned at 848PM

CARRY OVER ITEMS (From this and/or May 11 meeting)

1. Debbie Rosenthal presentation for membership improvement
2. Reversing the term limit options in the bylaws
3. HOA post card mailer – content developed by Dave Halterman and mailing coordinate by Carlyn Parker. JoLynn White has the mailing list.
4. Security/Safety update – Ed Lampert

Upcoming related meetings

June 18 DPS meeting – open to all

June 9 INC meeting – open to all

July 14, 2004

ATTENDING:

Board Officers: **Jim Mauck/President, Dave Halterman/VP, Jane Lorimer/Secretary, Jolyn White/Treasurer.**

Directors: **Raeann Lampert, Steve Salter, Carlyn Parker**

Absent: **Sam Freeman**

Guests: Ed Lampert – Head of Safety Committee; Debbie Rosenthal & Lew Gaiter- Chairs for Fallis Reuse Committee; Donna Kornfeld

APPROVAL OF MINUTES

Board meeting minutes from the June 2, 2009 meeting were presented to each Board member for review in advance of the meeting. Minutes were accepted as presented unanimously.

The President asked if there were any additions or deletions to the current meeting agenda. There were none. Items continued from the June 2 meeting were included in the body of these meeting minutes.

FINANCIAL REPORT

The Treasurer reported \$4508.72 in bank. Paid \$96 to website hosting company. This is a per quarter expense. GWHOA took in \$30 in new dues.

Side discussion about the GWHOA Website: Jeff Becker is still the system administrator.

Action items: Jim will check into having Jeff transfer authority for website or manage it, and have Jeff speak to Board about the site use potential.

Jolyn to also investigate a need and cost for HOA insurance.

NEIGHBORHOOD/MEMBERSHIP

Debbie Rosenthal presented an idea that has been successfully used in Hutchison Hills neighborhood to generate higher interest in the HOA. They took a map of the homes in the HOA territory and assigned "captains" to designated areas. The captains' duties included distributing news, welcoming new neighbors, advising about HOA activities and to serve as an HOA "communicator" that could represent their need to the HOA board. Basically, this was a more personalized system to let homeowners know that had a resource for communication about neighborhood issues. Items we could present to neighbors now include:

Awareness and who to contact

Meetings

Committee working on Fallis and who to contact

Special focus

Street signs are new

Action items: Dave will study the map and divide it into logical areas. Jim will prepare a script for "captains" to use. HOA Board will be the initial "captains" and recruit others to fill in where needed.

FALLIS REUSE COMMITTEE

New chairs are Lew Gaiter and Debbie Rosenthal. The concept school that the Board endorsed earlier was not approved by DPS. The Green school concept was adopted by DPS. The committee feels this is a great option for Fallis reuse and wants GWHOA Board to endorse this concept.

School uses DPS curriculum and adds elements addressing sustainability (green). The school would draw attendance from the neighborhood directly versus through testing and application processes. The school is operated by DPS with monitored autonomy for green focus curriculum. They were approved for K-8 application. They are considering Fallis and Whiteman for location. The school concepts exist in other US cities and abroad. Earth Force, a national green organization, is involved with the concept.

The advantages of locating at Fallis:

1. Proximity of GWHS for expansion to high school in the future
2. Fallis structure is sound and grounds provide ample space for gardens
3. Neighborhood involvement/interest and expertise

4. Planned growth in the immediate area

Motion: Dave Halterman made a motion to support the Green School via a letter from the Board. The motion passed with no objections.

Action Items:

1. Invite the Green School representatives and DPS Representative, Jeannie Kaplan, to the GWHOA ice cream social. Fallis Reuse committee is to draft a letter for signing by Board president.
2. Board wants more information from Green School reps. For example: Green school wants community support – what does that look like? Business, religious, neighbors?
3. We need to educate our own neighborhood.
4. 1.Set up block captains
5. 2.Define the flyer and
6. 3.Go to neighborhood with news
7. Committee’s next steps are to be determined from Kaplan input at meeting on August 24.
8. Aug 24 is next Fallis Reuse meeting

ICE CREAM SOCIAL

Carlyn Parker is leading this project. The Board set the date for August 30 from 1PM to 3PM at the Fallis grounds. Lew Gaiter and Jane Lorimer will support Carlyn’s efforts.

Action items:

1. Ice cream social needs a flyer – Jim Mauck will write this.
2. Carlyn will order tents and tables for the band, Green School representatives and HOA membership.
3. Ice Cream Social committee will meet at 6P before the Board meeting on August 11.

ASSOCIATION ROLE ON CARE AND UPKEEP OF HOMEOWNER’S PROPERTY

The Board agreed that our best route for reporting code violations is to NIS by concerned individuals. From time to time issues may arise that the Board will want to address as a group on a case by case level.

STANDING WATER & DRAINAGE ON S. QUEBEC

Water issues on S. Quebec between E. Exposition and Leetsdale continue to worsen, especially after the heavy rains. This part of the street is now a major traffic hazard.

Action item: Jim will take the matter to Marcia Johnson. Jane sent Jim history on the issue via email following the Board meeting.

CRIME REPORT-Ed Lampert

There was no current Police report for this meeting. There have been several known thefts and burglaries in the neighborhood. A recent INC meeting disclosed that homeowner's insurance often received discounts if Neighborhood Watch was in place.

Action items: Board asked Ed to set up a presentation about Neighborhood Watch for the next Board meeting so we can determine feasibility of them having a table at the ice cream social.

A motion was made to adjourn the meeting at 812P.

August 11, 2009

ATTENDING

Board Officers: Jim Mauck/President, Dave Halterman/VP, Jane Lorimer/Secretary

Directors: Sam Freeman, Raeann Lampert, Carlyn Parker

Absent: Jolyn White, Steve Satler

Guests: Ed Lampert – Head of Safety Committee; Debbie Rosenthal Co-Chair for Fallis Reuse Committee

APPROVAL OF MINUTES

The minutes of the July 14, 2009 meeting of the GWHOA Board were approved as submitted.

Minutes passed without exceptions.

NEW ITEMS FOR AGENDA

Sam Freeman suggested we have a rep at the Central Library meeting to be held on 8/18 at 545P-8P. This meeting will disclose City plans for branch libraries as the City faces more budget cuts.

Sam also called attention to the Zoning meeting planned for August 18 6P-9P. Carlyn, Jane and Dave plan to attend that meeting.

Sam raised the issue of Buckley Annex = mixed use town center and development – Dave Halterman is the rep appointed by the City and is keeping us apprised of any changes.

Fallis Reuse Committee – Debbie Rosenthal reporting

The Committee met two weeks ago and drafted letter to DPS stating GWHOA endorsed this school concept and the letter went to DPS board. Next meeting for this committee is 8/24 at Andrew Brock's home. Committee will handle notices to committee members and GWHOA Board.

The agenda for that meeting is to discuss next steps. DPS is on break. Committee has requested Jeannie Kaplan to come to committee meetings to talk about next steps and ensure that we are on same page with desires/descriptions. What the committee doesn't know is how organized Whiteman school proponents might be. GWHOA was the first community group that Green School met with and they like our enthusiasm. Fallis has more land. If school doesn't come here, the role of this committee becomes to review how the school is to be used and where new boundaries might fall so neighborhood children can be included in Whiteman's Green School program.

Ice Cream Social – Carlyn Parker reporting

The committee met just before this Board meeting. Responsibilities were assigned for food, tables/tents, and printed materials. We did get permission to use Fallis' grounds and electrical but cannot enter school. Jim Mauck

will invite Councilwoman Marcia Johnson, Councilman at Large Doug Linkhart and Jeannie Kaplan. Lew will be asked to invite Joyce Foster and Lois Court.

Neighborhood Distribution Strategy- Dave Halterman reporting

Dave divided up the neighborhood into 9 sectors. The Board and guests review the map and plan and Dave will refine and advise how this new contact distribution will be assigned.

INC Meeting Updates – Jane Lorimer reporting

All neighborhood HOA's who are participating in the zoning code updates should be aware that City Parks buildings are now included into that code. Also, that there are no written rules in the new code that pertain to City owned parks as to what can be built there. The City, in effect, could build "anything" and because there are no rules, any protest would be automatically weakened for local communities.

It is suggested that the zoning representatives from HOA push City Council to include rules for City Park building codes.

Pit Bull Dog Ban -

Councilwoman Carla Madison has proposed repeal on a 20 year ban on Pit Bulls. She says it would save \$250,000 a year for necessary enforcement of a law that has not prevented dog bites. The INC members present were urged to ask their Council reps to vote "no" on the repeal.

A motion was made to send a letter to City Councilwoman Johnson that GWHOA Board strongly opposes a repeal of this ordinance. The motion passed. Jane will prepare content for a letter for Jim to send on behalf of this board. (completed 8/11)

Miscellaneous Issues /Homeowner Issues –

Dave Halterman

Dave mentioned there are neighbor complaints about cars on blocks on a neighborhood street. The Board agreed neighbors should call 311 for city ordinance violations. The house in question has occupants who are currently in foreclosure and the cars reportedly have been removed this week.

Debbie Rosenthal

Rental property – who should be responsible? For example, a new fence is going up on SE corner of Nevada Place and Monaco. Is it legal? The Board suggested she Call 311 to report any violations noted
Debbie also asked if we had a way to eliminate trash barrels in front of home. Because there is no covenant this HOA has no way to enforce hiding trash barrels in front of homes

(GWHOA does not have authority to enforce or develop residential standards for Winston Downs)

Crime Report – Ed Lampert reporting

Ed presented the current crime report from District 3. Recent crimes indicated two crimes in our 'GWHOA area. Jane mentioned the car that was stolen on S. Oneida Way in June was found and returned to the owner.

Motion to adjourn was made and there being no further business the meeting ended at 758P

September 8, 2009

This meeting did not draw a quorum therefore there were no minutes from this meeting.

AGENDA: September 8, 2009

1. Approval of August 10th Minutes **pushed to October meeting**
2. Treasurer' Report **pushed to October meeting**
3. Review of Ice Cream Social **Discussion**
4. Tabulation and Assessment of Survey on Green School (Jane on Survey results, Lew and Debbie on usage and next steps.) **pushed to committee for followup**
5. Update on web site and emerging needs. JoLynn **Jane is managing the website**
6. Progress report on "block" assignments. Dave **no update**
7. Denver Zoning codes-proposed. Implications for our homes and neighborhood. Dave **Pushed to October**
8. GWHOA board vacancies. Currently down by two members. **Pushed to October**
9. Any new business?
10. Adjournment and date and location of next meeting.

October 13, 2009

Attendance:

Board Present: Jim Mauck, President; Jolyn White, Treasurer; Jane Lorimer, Secretary; Raeann Lampert, Board member; Carlyn Parker, Board member

Board Absent: Dave Halterman, VP

Guests: Lew Gaiter Jr. (Committee co-chair Fallis ReUse Committee), Ed Lampert (Safety Committee)

Board Changes – Jim Mauck

Steve Salter sent a letter of resignation to Jim Mauck. The resignation was accepted since Steve no longer resides in the neighborhood and he is unable to attend meetings. Sam Freeman passed away recently. At last election, one seat was not filled due to lack of interest; therefore, GWHOA Board has immediate openings for three positions. By-laws stipulate these vacancies can be appointed by the President. Several names were submitted as replacements for the current vacancies. Jim Mauck will consider all names submitted by Board members at this meeting and manage the process of filling empty seats.

Minutes – Jim Mauck

The minutes for the Board meeting held September 8, 2009 were not available for approval. September minutes were deferred for approval at either the next meeting or by online vote.

Financial - Treasurer Report – Jolyn White

Paid \$130 Fallis for Ice Cream Social and took in \$320 membership fees boosting total to 162 members of record. Ending balance in the treasury is \$4622.13. Jolyn reported we took in \$1300 as a result of the social event and spent \$1566.55 to have the event (includes general mailing).

Fallis ReUse Committee Report – Lew Gaiter, Committee Co-Chair

GWHOA Board endorsed the Green School concept earlier in the summer. To further our neighborhood interest in having the school open at Fallis, the committee included a survey related to Fallis ReUse in a general mailing to all homeowners this past summer. The survey was professionally tabulated and included a formal report and slide presentation which was presented back to the Committee for approval.

At this Board meeting, a motion was made to have the GWHOA Board accept the final survey results/presentation into the HOA records. The motion carried without exception.

Lew Gaiter reported the survey had also been sent to Will Lee Ashley, DPS staff member who is our contact for this project. Lew further reported that both DPS and the Green School leaders had done additional demographic studies and those (and ours) will be used in the decision process for selecting the location for the Green School concept in addition to other factors such as proximity to GWHS, land for Green School concepts and school size. The final vote is scheduled for November 24, 2009 at the DPS Board meeting.

Lew requested that we have Mr. Ashley present at our next Board meeting (November 10) and that we invite at minimum, the Fallis ReUse Committee members and ideally invite the entire neighborhood. He also mentioned that DPS has scheduled general public meetings – none of which are nearby – that discuss DPS general plans.

Action Items:

Lew is to advise the Board if Mr. Ashley is, in fact, available for November 10 Board meeting this week.

Lew was also asked to find out what Mr. Ashley's topics/agenda would be for his presentation, so that the Board can better judge the audience. (ie Board and committee and/or entire neighborhood). Also, Lew was requested to ask Mr. Ashley if there are more steps we could take to influence DPS's decision.

A motion was made to make the next Board meeting a primary focus for Mr. Ashley's presentation to the Board and Fallis Reuse Committee, and to consider expanding to include all HOA members based upon Mr. Ashley's availability and agenda. The motion carried by majority vote.

Safety Report – Ed Lampert, Safety Committee Chair

Ed reported there was no new crime on the recent reports from the Denver Police Department.

New Business

A young entrepreneur (recent college grad) approached Jim Mauck with an offer to publish a GWHOA newsletter for "free." His revenue would be made from advertising sales which would appear in the newsletter.

The Board was generally in favor but requested we get more information before approving the publication.

Questions:

1. How is the newsletter delivered? Is there a hidden fee for this?
2. What control do we have for ads that appear in the newsletter—specifically, can we specify what we don't want to appear?

3. Could we get a sample?
4. What happens if he doesn't sell enough—are there any liabilities financially?

Meeting Adjourned/Next Meeting

There being no further business, a motion was made to adjourn the meeting at 825PM. Motion carried without exception.

Next meeting is Tuesday November 10, 2009 at 630PM at BMH Synagogue. Raeann Lampert will make necessary arrangements for space contingent upon the DPS presentation outcome.

November 10, 2009

Board Present:

Officers: Jim Mauck, Dave Halterman, JoLynn White, Jane Lorimer

Directors: Carlyn Parker, Raeann Lampert, Joyce Freeman, Paul Hoskins

Guests: Lew Gaiter, Ed Lampert

Board Changes – Jim Mauck

Joyce Freeman will fill Sam Freeman's term through April 2012. Paul Hoskins will fill Steve Satler's term through April 2011

Minutes – Jane Lorimer

Minutes for October 13, 2009 were reviewed and adopted without exception.

There were no minutes for September as there was not a quorum present for an official meeting.

Financial – JoLynn White

Treasurer reported we have 4 new members since the last meeting, for a total of 166. This is a record high number of members. After recent expenses to reimburse final charges for Ice Cream Social were paid, there is \$4360.27 in the HOA fund balance.

The treasurer made a motion to spend for renewing the HOA PO box \$110. The motion passed without exception and JoLynn will send the check.

Fallis Elementary ReUse – Lew Gaiter

The Denver Post released news today that indicated Fallis was recommended as the new home for the Green School concept. Lew reported 15 people came to the November 7 neighborhood meeting. The Committee is preparing a letter from the HOA to applaud the recommended implementation of Fallis for the Green School.

Dave Halterman asked if there was a continuing role for the committee and the Board agreed there was. The Board suggested the Fallis Reuse Committee become a standing Education Committee that initially focuses on the re-opening efforts such as school boundaries, advocacy to ensure the school remains a "quality" school level, coordination and recruitment for volunteers, etc. The role for the future might broaden to include GWHS.

Action items:

- 1) Jim Mauck will send a notice to the HOA membership about the school changes following the ratification vote on November 30.
- 2) Jim will send a letter from this Board to formally thank the ReUse Committee
Send letter to Re-use committee
- 3) The Green School leader(s) will be invited to do a presentation about the school at the next annual meeting.

Zoning - All

The Board received copies of the letter INC had sent to the City concerning recommendations to the proposed zoning code changes. The HOA requested Jane (INC rep) to relay to INC that they did good job of expressing changes in common language and picking up on the points that impact so many neighborhoods.

HOA was advised about the Eastside Mobility meeting. East Side Mobility Plan will identify ways to improve mobility in the area from I-70 to Leetsdale Drive, between Monaco Parkway and Yosemite Street. The nine-month planning effort will make recommendations for improving vehicular, pedestrian, bicycle and transit movement in this area. Ideas will be solicited about the traffic problems within the "East Side Travel Shed" from I-70 to Leetsdale Drive and between Monaco Parkway and Yosemite Street.

No one on the Board plans to attend the first community meeting which is November 19th from 6 to 8 p.m. at the Denver School of Science & Technology, 2000 Valentia Street

Action item: Find someone in the HOA to attend and represent GWHOA at these meetings.

Safety – Ed Lampert

Ed passed the current police crime reports for District 3. It showed one burglary. Joyce Freeman also reported her home had been burglarized November 6 which was not reflected on the report.

Robbery up 14% Dist 3, Burglaries down 10%, Auto theft down 3% - period 2005-2008

Honda Accord and Jeep Cherokee are the two most often stolen vehicles.

Ed reported the police seem to have more success in finding criminals by using DNA than through fingerprints. There is a service available for vacationers – if you notify Denver Police, they will increase the patrolling during your absence. This information is also now posted to the GWHOA website.

By Laws - All

The Board discussed the pros and cons of term limits that appear in the Bylaws. If the Board fills to capacity with nine (9) members, there is one seat open for election at the April 2010 annual meeting.

Action item: The Board plans to revise the Bylaws in time to vote on these changes at the upcoming annual meeting in April 2010.

Current Board terms: -

Board Members – Terms Through April 2011

Board Members – Terms Through April 2012

Jim Mauck

Jane Lorimer

Dave Halterman

Joyce Freeman (Continues for Sam Freeman)

Raeann Lampert

JoLynn White

Carlyn Parker

Paul Hoskins (Continues for Steve Satler)

Discussion on Trash – Jane Lorimer

Jane indicated she had picked up three kitchen size bags of trash on S. Quebec at E. Exposition on Saturday November 7 and picked up two bags along Monaco between the 7-11 Store and E. Exposition. She indicated a neighbor who lives next to the now-closed Auto Body building had already picked up two bags at the Monaco bus stop across from GWHS. Because this problem has continued, it was suggested we contact GWHS Community Relations person.

Action items:

- 1) Dave Halterman will find out who this contact is and we will discuss how to best address trash and other GWHS issues at the December Board meeting.
- 2) Further discussion to address trash management on primary streets – establish committees or regular volunteer crews

Other

JoLynn White announced she will be missing next two meetings – new baby!

Adjournment

There being no further business, the meeting adjourned at 815P

NEXT MEETING IS DECEMBER 8 AT BMH Synagogue at 7Pm

December 8, 2009

Board Present:

Officers: Jim Mauck, Dave Halterman, Jane Lorimer (Absent excused: Jolyn White-new baby)

Directors: Carlyn Parker, Raeann Lampert, Paul Hoskins (Absent Joyce Freeman)

Guests: Ed Lampert, Safety Committee

Minutes

The minutes from the November 11, 2009 BOD meeting were approved without exception.

Finance

No financial report

Concerns about who is picking up mail from the PO Box.

President Report-Initiatives

Jim Mauck reported that he had sent a letter to thank the Fallis committee (BOD received a copy)

Action items:

1. Jane is to put a short neighborhood newsletter together announcing Fallis and its planned open house events, “mark your calendars” for the Annual Meeting in April 2010 and other pertinent items.
2. Ed Lampert will let us know who can hand-deliver the printed newsletter

Fallis Reopening

Jim has advised Mimi Diaz (Green School Staff Liaison) that we would be glad to discuss how to best help support the new school from a neighborhood perspective. The ReUse committee has been designated as an Education Committee with same leadership as prior committee (Lew Gaiter and Debbie Rosenthal).

Green School sent an email notice of two upcoming open house events at the school. There was some discussion about the short notice and one of the dates being in the Jewish holiday events. After email exchange with committee co-chair, Debbie Rosenthal, the dates will stand and GWHOA will issue a newsletter with dates repeated and by email to those who have signed up for school notices.

Q&A session Dec 17, 2009 430P – 630P.

Open house Jan 9, 2010 100P – 400P

Committee is meeting at Rosenthal’s Dec 10. Dave Halterman will attend as our rep.
We need a permanent Board representative – to be discussed at the January meeting.

Zoning

City plan is pushing the zoning codes to April 2010 with several public input dates between now and then. Dave Halterman is staying connected to this project. Our primary zoning issues are side set backs and bulk plane (height).

Lowry Vista Development

The BOD was sent a letter initiated by the City of Aurora who is opposing redevelopment due to inadequate sewer capacity, overstated traffic capacity and inadequate drainage. The development would sit upon a capped brown-field which was conveyed for \$10 to IRG, a company that specializes in buying polluted land for development. It comprises 1100 acres and it was originally designated open space.

Action item: Jim will make phone calls to get a better sense of the issues before this BOD takes a stand.

East Side Mobility Task Force

Paul Hoskins has been appointed to represent GWHOA on this committee. The BOD voted and approved this appointment without exception. The East Side Mobility Plan will identify ways to improve mobility in the area between I-70 and Leetsdale Drive, between Monaco Parkway and Yosemite Street. The nine-month planning effort will evaluate and make recommendations for improving vehicular, pedestrian, bicycle and transit movement in this area.

ByLaws

The BOD wants to change the time served on the Board and repeal the term limits.

Action item: Jane is to present a draft of bylaw changes that would alter BOD terms. Due by next BOD meeting. The voting can take place electronically or at the Annual meeting. BOD to determine at next meeting.

Annual Meeting

Meeting date is set and location is reserved. April 13, 2010 second Tuesday and is reserved at GWHS. Lunchroom. Carlyn and Raeann are in charge of this event.

BOD agreed to set up tables for Green School, Denver police, GWHS Resource Center and membership at this meeting. These groups will not necessarily all present at the meeting, but can be represented.

RTD Bus Stop

The BOD discussed a dangerous northbound bus stop location on the East side of S. Quebec at E. Exposition Avenue. Riders have no safe place to wait and are often in the mud. There is a stop near the Walgreen's just a half block south that provides safe conditions.

Action item: Raeann will contact Jeff Becker at RTD to find out why this stop exists and to point out the safety issues.

Safety

Ed Lampert reported just one burglary over the past month was at fellow Board member, Joyce Freeman's home. He further reported: Car theft was up 18%; theft from cars was down 9%; burglaries were up 28%. Police warnings about panhandling door to door in some neighborhoods.

Local Trash & Graffiti

Jane reminded BOD to please report graffiti to 311 to ensure prompt removal in the neighborhood. Graffiti leads to trash and that leads to increase in crime per Denver Police. She reported that after leaving 3 bags of trash at GWHS about a month ago, that trash has declined along Monaco.

There being no further business, the meeting was adjourned at 8:37PM.

Next meeting: Tuesday January 12, 2010 – 7PM BMH Synagogue