

Carsten Goff, President of the HOA, introduced the guest speakers at the annual meeting. Development Services (Inspection Services Department & Neighborhood Inspection Services), Denice Degal with the City of Denver, Sergeant Jody Pulford with the Denver Police Department (District 4), and Kevin Flynn, City of Denver District Councilman.

### **Kevin Flynn**

Kevin Flynn gave an overview of the proposed community plan for the Laretto Heights redevelopment project. He indicated that a community plan is necessary for the project and that several meetings have occurred in the last four months. Representatives from Harvey Park, College View, Dartmouth Heights participate in these meetings, in addition to several representatives from diverse cultural backgrounds. They would like the campus to be an open center for area neighbors; a place where people can gather. Flynn has a goal to save the 1,000-seat theatre on the campus. Denver Public Schools currently use the theatre and its preservation is part of the Steering Committee's discussions. There will be an educational function on the grounds as intended by the original owners. Flynn mentioned that there was some very good news at the annual meeting. The committee has been discussing the preservation of some of the buildings on the campus, one being the Tower Building, which is preserved automatically by a covenant in the deed. When the college sold the property to the developer, it transferred the covenant requiring the preservation of the Tower Building and the adjoining Chapel. A Christmas service was held at the Chapel where \$1,600 was raised in collections for the Community Ministry, the Southwest Denver Food (& Clothing) Bank. The committee has engaged with a consultant to develop a feasible plan to preserve the theater. They need an "operator" and they are looking for a group to be responsible for operating and managing it. The consultant will assist in finding a group to manage the theater. They are not looking for a renter of the theater. Flynn noted that the developer found a builder who wants to preserve Pancretia Hall, the classroom dormitory building to the north of the main building. The developer wants to preserve the building to use as rentals for workforce housing for families earning 30%-80% median income in the area. Flynn is happy knowing that buildings are being preserved. The Steering Committee will work until September to develop a visionary plan to present to the Denver City Council. At that time, the developer will ask for a re-zoning plan based on community input. Go to [Denver.org/Laretto Heights](http://Denver.org/Laretto Heights) to participate in a survey. He added that it's very important to get input from area residents.

Flynn mentioned the May election. He is asking people to look closely at a specific ballot issue, #300, "The Right to Survive Ordinance." He recommended to vote NO. It was added to the ballot by a group to establish a right for the homeless to set up camps/resting places anywhere on public property. If passed, the homeless can rest within City Parks, on sidewalks, stay and sleep in their cars, park RV's in front of residential homes. There would be no authority requiring the homeless to leave/move or get them into special service centers. He believes it's a right to surrender our communities. Flynn added that Denver voters recently voted on a tax increase on the Caring for Denver Initiative, which will generate funds (\$45 million) in new resources specifically for the homeless and substance abuse treatment centers. Flynn addressed questions.

Ron Blatchley asked Flynn about recent articles in the Denver Post regarding the loss of open space as a group. He asked if the Council is doing anything about it. According to Flynn, Southwest Denver is one of the most under Parked areas in the City, about 6 acres/1,000 people and the standard is 10 acres/1,000 people. The past November election, voters approved a Sales Tax increase for the City to have a dedicated capital fund for Parks Acquisition & Improvements. With the use of such funds, Flynn believes he can work with the Developer of Laretto Heights campus to gain use of a theatre, park, perhaps restaurants, educational facility, and open space. He added that there is very limited space available. The primary area within the district is the Laretto Heights campus. There's potential for having a very attractive public gathering area.

A question was asked regarding SIS, Safe Injections Sites which was approved. Flynn was the only person to vote against it. He added that the terminology to use for SIS is Supervised Injection Site, not Safe Injections Site. He voted against it based on his findings or lack thereof at the highly touted Vancouver facility, which showed no evidence that the program works. He believes there's a better way to combat this problem. Flynn mentioned that he is inspired by three states and their programs: UT, OH, and PA where the antidote for heroin/opioid overdoses is distributed freely to families of those using illegal drugs and to non-profits who go out into the community. He suggested to reach out to users where they frequent, such as Cherry Creek Bike Path, Bear Valley Bike Path, Home Depot, Bear Valley Center, Platte River, Bear Creek Park. Go where people are dying instead of asking a few select people to use a downtown site. It's at the state legislature. Flynn will try to defeat this at the state legislature. He suggested to call state representatives.

A final question was asked regarding the status of WalMart in Bear Valley. Flynn met with the new owners, the Newberry family, who are long term investors. They also own the Florist Shops in Cherry Creek North. WalMart currently has a long-term rental agreement of 10 years, so the new owner is not pressured to rent the building. The Bear Valley Neighborhood Group is urging the owner to examine a market hall concept, including a bakery, butcher shop, etc. all under one roof. He hopes to talk to the new owners to consider developing the building/area as a market hall. There's nothing on the near horizon per Flynn.

### **Jody Pulford**

Community Resource Officer, Jody Pulford, was welcomed by Carsten. Carsten mentioned that he is not a permanent officer for the area at this time. He is the interim officer and he accepted the invitation to attend the meeting. Jody noted that he is familiar with the area and the issues that concern residents. He offered some statistics – burglaries are down 20%, theft for motor vehicles has risen dramatically from this time last year. He attributes the theft from autos left unlocked and items left in site. He encouraged residents to lock vehicle doors and keep home garage doors closed. He added that residents should record serial numbers of valuable items in homes. It's the best method to track stolen goods.

Carsten Goff asked a question regarding the homeless/panhandlers and how they appear to be more aggressive lately. Several homeowners have contacted Carsten about the activity in the area. He asked if the police are doing anything about it. Pulford agreed that it's a problem. He mentioned that officers frequent troubled areas such as Bear Creek. He said that it's a societal issue. He encouraged residents to report situations. Outreach Teams are in place to help. The new Chief is working toward expanding the police force. Pulford indicated that residents should call if anything appears strange. Carsten Goff made a comment that there seems to be a safety issue due to panhandlers being too close to the street

with respect to the highway. Pulford agreed. They cannot be in the center median, they are allowed on the sidewalk. They cannot obstruct traffic. Contact with law enforcement typically results to change; they move/leave the area.

Flynn made a comment. If anyone sees a homeless camp along a trail, contact him or his office. There is an agreement with the CO Coalition for the Homeless where the organization will spend one shift a month in the district to perform an outreach. It is important to know the precise location of the camp. Four homeless people have been put into a housing unit. With a budget surplus, Flynn purchased an ATV to patrol the trails. Email Kevin Flynn for an outreach team to patrol an area. If initiative #300 passes, the outreach service would not function.

Pulford commented on the location of the satellite office (cop shop) in Bear Valley. The office is located behind the Motor Vehicle office. Officers at the satellite office are available to answer questions by residents. Brochures were made available to everyone. The information is a good resource for the community.

A question was asked regarding electric scooters. Flynn commented that most of the scooters are used in the downtown area. In his opinion, he thinks that the scooter companies make more money downtown, at the University of Denver, and Cherry Creek. Motorized scooters will be allowed on bike trails if the ordinance passes. Flynn would like the scooters to be off sidewalks, but on the trails/bike lanes. Allowing them in bike lanes would be safer for the public. The maximum speed is 20 mph in bike path, 6 mph on a sidewalk where a sidewalk is not available.

### **Denice Degal**

The new zoning officer for the area, Denise Degal, was introduced by Carsten Goff. She offered a brief background about herself. She's been employed by the City of Denver for 24 years, Code Enforcement for 19 years. Some topics of discussion pertained to city zoning ordinances applying to the Pinehurst neighborhood included new buildings, RV's, trailers, boats, setbacks, on-surface parking, permits, and snow removal. An informational hangtag was issued for people to review. Degal informed the group that any new building requires a permit. Buildings meaning pergolas, decks, fences, fence replacement(s), sheds, carports, home additions, buildings that are outside, nothing inside a home. Please do not leave any complaints on Degal's business phone line. Go through the proper procedure. Any follow-up can be referred to Degal.

New Buildings - Any new building requires a permit. Pergolas, decks, fences, fence replacement(s), sheds, carports, home additions, buildings that are outside, nothing inside a home (electrical, plumbing is the responsibility of the Building Department). They will make a report to this Department if they believe something is being changed inside a home resulting in an inspection.

RVs, Trailers/Campers, Boats – There's been a recent change to the ordinance. They can be up to 33 ft. in length, need to be located behind a fence, require a 5 ft. setback on each side. If they do not meet requirements, the homeowner needs to find off-site storage. She is experiencing much resistance in the districts, however it's a regulation. Citations will be issued for violations. Degal's district area runs from Jewels to Bowles, Kipling to Federal. A question was raised regarding a rather large AirStream parked in a driveway on Princeton and Zenobia and whether someone lives in it. A notice was issued. Apparently, the owners were fixing a bumper on the trailer. A warning was issued. After 2 weeks, they can get

another warning. After a final notice, a ticket is issued. Degal will follow-up with the owner. The cop shop can also be notified of violations by the homeowners. They are available to assist.

On-Surface Parking – No vehicles can be parked on an unsurfaced area or in yards. A permit is required for new driveways. The rule ratio is 30% parking, 70% yard. Citations have been issued to homeowners not obtaining permits for new driveways. They will jackhammer it!

Business/Company Trucks - Cannot be parked on a property. Box trucks are not allowed. Company businesses cannot be performed at a home. If so, a citation will be issued. To report such activity, Dial 311. It's important to provide an **exact** address for the citation to be issued. Residents can download the program PocketGov (<https://www.denvergov.org/pocketgov/#/>) for an anonymous complaint. PocketGov is the best place to record a complaint. If possible, add a photograph showing the violation. If your name is issued as the complainer, there is a procedure to request a Quora, which can be a process. Names are not made available to the public. Offering names allows Degal to make contacts with you should she have further questions or needs details. Pocketgov is a good tool to use and encouraged because it's quick, simple, and there are less errors.

Snow Removal - Citations will be issued if snow is not removed 24 hours after snowfall. Entire sidewalk areas need to be shoveled. Another informational hangtag was made available. Enforcement begins 24 hours after snowfall stops, if sidewalks are not cleared, there's a \$150 fine, 24 hours is then given and if not shoveled, the fine is \$500, fines can go up to \$1,000. A program entitled Snow Angels is one that assists the elderly in removing snow off their property. She added that neighbors can help each other. There was some discussion regarding designated areas for walkway snow removal, specifically the East side of Sheridan on Quincy, which is the Homeowner's responsibility. Degal/Flynn will offer further information for specific sidewalk areas/causes of concern.

Degal was asked if the city works with the HOA and in what capacity. City Ordinances differ from HOA's. The City is an over-rider. The HOA can be an enforcer. It also depends on the HOA. An example was given – the City doesn't care if a homeowner paints a house pink, but the HOA would not allow such as a distraction due to covenants. Carsten mentioned that Pinehurst has a Design Review Committee which homes must meet aesthetics within the neighborhood. The owner of the Airstream trailer, located on the corner of Zenobia and Princeton, received a notice for improper parking. She mentioned that an owner cannot live in a parked trailer in the neighborhood.

Sidewalks – Cracks/heaving – The Right of Way Department can assist anyone who is questioning the responsibility of cracks/heaving on sidewalks. Homes that do not have sidewalks. A lot of homes don't have sidewalks which is a concern. Installation of sidewalk ramps was part of a settlement. Homeowners may be required to pay a fee possibly in the future sidewalks under a city bid. Fixed income homeowners will get a break. Flynn indicated that it's a long time out, effective mid 2020 possibly.

Signs – Speed bumps are not allowed due to emergency responses. Look into signage for "slow" kids playing, etc. Flynn has signs available if anyone should need one. Signs may be ineffective. Please drive slow!

One final comment was made by Mike Ramos. He asked for volunteers to assist at the cop shop. One person would be extra nice. Mike Ramos and Bernie Sharp currently assist officers and perform follow up work as needed. They are available if anyone has a complaint or sees suspicious activity happening in the neighborhood. Hours are from 9:00 AM - 4:00 PM, Monday-Friday. Please consider a volunteer position. They also have donuts! Perhaps, maybe.

Carsten Goff addressed the agenda items. He thanked Ron and Alvene Blatchley for sponsoring the annual meeting at the Country Club. Carsten also gave thanks to Lisa Wera who performs a wonderful job as the Treasurer. It's a non-stop job for Lisa. Carsten then added that Deb Cordova maintains the website and the Facebook page for Pinehurst Estates. She is also on the Christmas Decorating Committee. If anyone wants to participate in this committee, contact Carsten. Carsten informed everyone that Mary Klodt resigned from the Board as Secretary and that Deb offered to record the minutes for the annual meeting. Carsten thanked Mary Klodt for her services and for her commitment to the Board.

#### **A 2018 recap was discussed by Carsten.**

Entrance Lights - They are now working. The lighting capability was restored by a contractor. Additional lights were added for more light and outlets were installed for Christmas décor. He added that the lighted entrance adds area security. The cost for the restoration of lights amounted to approximately \$2,000.

Title Transfer Fee – Anytime a property is sold, the fee will be collected. The notice is sent to the closing company. The fee is \$225. The HOA registered with Dora so that fees can be collected at the time of transfer. A federal tax ID has been established making fee collection fully legal. The HOA is registered as a non-profit.

HOA Covenants - The Board is reviewing the restricted covenants for the HOA. Covenants are outdated as they were written back in the 70's. In 2018, ten homes were sold, which is about 10% of the population in the neighborhood. Carsten recommended having discussions with other HOA associations as well as legal advice, if necessary. It's a major initiative for 2019 for the Board. People should not be alarmed by change; the intent is not to make our neighborhood like Fort Knox. The covenants just need to be updated. All members will be kept abreast of changes. Also, updates are posted on Facebook, the website, or newsletter. These are good methods of communication. Call Board members if you'd like. Carsten noted that any type of enforcement within the neighborhood would be made across the board, there would be no selective enforcement. Be engaged in the neighborhood. This benefits everyone as a whole.

King Soopers – Carsten has contacted the management at the store regarding panhandling, which he believes has elevated. He addressed a plan that he and the management team made. The electrical outlets have been capped, security has been doubled, microwaves are no longer made available for food preparation, restrooms have locks and available for store customers. Outside lighting has been enhanced in the parking lot. Additional policing occurs at Starbuck's. These changes make King Soopers a safer place to shop. Carsten and the management team at King Soopers will remain in contact. Any feedback is welcomed for reporting. It's a work in progress.

Questions were taken.

Conventants and Enforcement – How are they enforced? What’s the legal right for the HOA to enforce rules? The HOA’s restrictive covenants can be more restrictive than those of city ordinances per Carsten. One example is having a Design Review Committee for the HOA to maintain the character of the neighborhood. If a violation occurs, the Board has the right to obtain legal services. A letter from an attorney or a fine could be the result. The City offers a fine assessment for violations. Currently, the covenants for the HOA do not address a fine schedule for violations. Carsten indicated that it’s something that could be addressed by the Board. A law firm is on retainer.

Board Member Aaron Blocher – With regard to the integrity of the community mentioned by Carsten, she would like to know the process of issuing violations. Whether it is a gentle enforcement or addressed directly to the city. She prefers the gentle approach. Carsten noted that each situation is different and that not everyone is comfortable talking with their neighbors about violations. Carsten is comfortable with having discussions with neighbors. Talking to them is the first step. It’s a community approach and everyone is in it together. Better approach and more friendly. Do not use the hammer first. Residents can call Carsten if they believe there is a violation.

Rental Responsibility – Who is responsible for a violation? A rental or owner? The City issues violations to the homeowner and the tenant. The homeowner receives a notice by mail.

Rules for an Air BnB – Denice noted that the City requires a 30-day lease agreement, but homeowners are very “slick” making it very difficult to enforce. The City’s Excise and License Department is responsible for enforcement.

Facebook & Website – Both are a work in progress and there is a Preferred Providers list, which is a place where listings can be posted for good service such as plumbers, electricians, etc. However, the HOA does not endorse any company.

### **Lisa Wera, the Treasurer, gave an update on the budget.**

The budget was made available to homeowners. If anyone did not receive one, they can contact Lisa. The updated directory is in the works. The tentative date for printing new a new directory is 2020. If anyone needs an update, email Lisa at [pinehursteasthoa@gmail.com](mailto:pinehursteasthoa@gmail.com)

She talked about events, such as Easter Egg Hunt, 4<sup>th</sup> of July, Fall Pot Luck on the lawn at Fairy Island on Wolf and Zavier, garage sales, etc. For the potluck event, it’s possible that the HOA will schedule an event once a month during the summer. It’s a good time to meet neighbors. Aaron is interested and will hold a sale. She also talked about the free libraries and there is a plan to add one Oxford and Vrain. It was proposed to add a library at Fairy Island, but the location is maintained by the City. The libraries are made available for adults and children. If anyone would like to propose a budget item, contact Lisa.

### **Carsten and his wrap up! Open Discussions**

Dogs – Please walk dogs on a leash, pick up after dogs, which includes Fairy Island. Be responsible. Please keep dogs from barking excessively.

Cars – Slow down

Snow Removal – Keep sidewalks clear.

Due Fee – Carsten would like to have a discussion on dues. Currently, the fee is \$30/year and it is not mandatory. Most HOA's have larger fees. One example of a significant budget expense is the annual meeting brunch. Increasing the fee would allow some flexibility. He asked that the homeowners consider/have discussions amongst neighbors. The fee can be paid by check, dropped off at Lisa's house, or given to Carsten.

Outdoor Storage – Keep areas clean, do not leave TV's on the side of your home. Washing machines should not be left on the property, as well. Illegal outdoor storage can be filed with the City.

Fort Logan – There seems to be some activity that occurs at Fort Logan, which needs attention. The cop shop may be of assistance.

Multi-family Housing/Multi-generational – Due to increased costs, this activity has risen. What is the City of Denver doing about multi-family homes. Per Flynn, there is a draft plan, Blueprint Denver, addressing such dwelling units. ADU's (Accessory Dwelling Unit) may work well in the older areas of the City due to driveways allowing access to the home, unlike suburban areas. The Council District #2 encourages feedback from people. Denver.org/BlueprintDenver for review of the draft. Passing Blueprint Denver would double the density of neighborhoods. He is concerned about the potential density increase. He would like feedback. ADU's could possibly be used as an Air BnB; it wouldn't address the housing shortage. Flynn is on a Short-term Rental Advisory Committee and they are reviewing licensing and enforcement. He encourages questions.

Hampton and Sheridan – Can the red light at this intersection be changed to a flashing yellow light to keep cars moving? Flynn will work on it. He added that the intersection has a high accident rate. Carelessness and traffic safety are a concern. Traffic engineers are driven by standards. Typically, it takes time to make these types of changes.

WalMart – Can it be used for a homeless facility? Flynn replied that it's up to the owners and that he will discuss it with them.

Meeting adjourned. (clap, clap, clap)

Carsten commented one final time that the Board is seeking a Secretary.