

Winston Downs Community Association
Minutes-Board Meeting
February 19, 2019 – BMH

Present

Board: Tim Rooney, Joanna Milewski, Jane Lorimer, Amy Girsch, Wendy Glazer, Marsha Bandanes, Jerry Shustrin, Terry Tefler

Guests: WD Residents: Barbara Schwartz, Nathan Pearlman, Gordon Garland, Anne Callison, Beverly Buck, Bill Primoms

Welcome and each introduced themselves.

Tim reviewed WDCA ground rules for public input to our meetings

Special Topic – Conservation Overlay District

Tim explained Zoning Lot Amendments/ZLAM along with an overview of Denver Zoning practices and what is notified to neighborhoods and what is not. ZLAM's are not normally notices sent to neighborhoods; specifically splitting lots and applications for new builds on property that fall under existing code.

Anne Callison presented a request to have WDCA and neighborhood consider creation of a Conservation Overlay District/COD and she passed out 1) a visual of current zoning within WDCA and noted lots she felt could be split and 2) overview of Hilltop's COD.

Comments

- Her request was for WDCA to initiate discussion and explore a desire by neighborhood to pursue establishing a COD for WD
- Reviewed Blueprint Denver and descriptive set for Winston Downs
- We are one of last intact neighborhoods and are therefore subject to split lots and McMansions, scrape and builds
- She outlined COD process and indicated it would potentially cost \$30K for professional, impartial survey company to survey our neighborhood. District 1 paid for Harkness Heights COD survey; District 5 "may" consider
- COD might include such things as prescribed setbacks, front lot width restrictions, (current 62.5), no flat roofs, follow blueprint Denver, demand storm water runoff studies, not allowing ADU's, overhang depths, sun protection etc. *Note: Denver has not approved ADU yet*
- Requires a high degree of buy-in from neighborhood (at least 60%)

Discussion

- WDCA has no architectural review process as an RNO
- Concerns that this neighborhood would scrape and build huge mansions that do not stay in line with character with neighborhood.
- We don't have a dedicated plan to prevent splitting lots or oversized homes. Current options:
 - Provide voluntary guidelines – not legally enforceable
 - There are limits on zoning – ie cannot build 5 story apartment on single family zoning
 - WD has an option to look at a stricter guideline – conservation overlay district –needs high degree of buy in from residents within this area.

Actions Taken on this request

- Conduct a topline presentation at annual meeting on April 16 about current zoning, what could change (and is changing), how that might impact WD and option for COD. Determine who will present and length.
- Do a straw poll at the meeting of who would like to see COD pursued

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- Create a survey that follows annual meeting to obtain more specific and wider spread responses
- Push news about this meeting, the topic discussion, importance to attend

Jane offered to design the survey. Survey should be paper delivered door to door and have an easy return option. Jane will tab the results and WD could hold a special meeting to discuss results. Executive review of survey content before it's distributed.

Public Neighborhood Forums

The Board discussed including a 2019 speaker forum to generate more public neighborhood meetings. Topics could include COD, traffic mitigation/public safety, fraud, Neighborhood Watch, etc.

Marsha will follow up to see when Traffic engineer liaison could address traffic mitigation for neighborhood – suggested we ask DGS principal and president of DGS PTA to attend that meeting. For this, we need a laundry list of neighborhood needs

Candidate Forums

Crestmoor asked us to cohost candidate forum Mar 12 630-8p at GWHS
Crestmoor-Winston Downs March 12 –

Crime Report - Jerry

- Top vehicles reported stolen: Honda Civic, Ford F250, Honda Accord, Chevrolet Silverado
- A couple of reported crimes in February were theft from autos at Mar Vista and on S. Pontiac St.
- WD is quite low for reported crimes as compared to Lowry (31), Washington/Virginia Vale (60), Hilltop (21)

Membership/Treasury - Joanna

Six households have renewed without prompting
Checking \$1390.90, Savings \$8005.91 = \$9386.81

Newsletter - Tim

Marsha has already prepared 19 articles that can be used for future.

Newsletter will go out mid-March and Board suggested Tim keep it short, simple with a focus on membership renewal and the annual meeting (front page)

WDCA Website

Need a website developer to set up SSL certificate, generate online version of membership form and link that to Pay Pal. [Note: Jane sent Tim name and quote 2/20]
Options for website migration: Square Space and our mail via Mail Chimp

January 15 Board minutes deferred approval until March meeting.

Adjourned 8:30

Next meeting Tuesday, March 19, 2019