

**Meeting Minutes – Winston Downs Community Association
February 20, 2018
Proposed Redevelopment of
Watson’s Memorial Property 365 S. Quebec St.**

Overview:

On February 20, 2018, the Winston Downs Community Association convened a public meeting to discuss the proposed redevelopment of the former Watson’s Memorial site. The meeting objectives were to provide an opportunity for residents to learn about the proposed business and give WDCA an opportunity to get feedback on concerns about potential risks and benefits of the proposed project.

In all, 21 Winston Downs’s residents were in attendance. John Moutzouris, co-owner of the former Watson’s property along with his brother Ted Moutzouris, described their history of ownership of the parcel, how they came up with the idea for the proposed business, and provided details about the business proposal. Then the WDCA facilitated a Q&A session with the property owners and solicited feedback from residents on the idea.

What is being proposed:

The current project concept involves building a one-story vehicle storage facility. The facility would be surrounded by a proposed 8.5-foot fence facing Alameda and Quebec and the surrounding parcel would be landscaped. The developers would seek permission to install a 10 foot fence facing the residential neighbors, to be consistent with other fencing around the back of the parcel. The fence would for the most part hide the vehicle storage facility itself from the ground, but not from the second story for neighboring houses. There would be LED lighting that would be low (i.e., not high on poles).

Access to the facility would be provided by keypad. There would be one entrance and one exit to the facility, both from the Quebec side of the parcel. The current conceptual design would permit one vehicle to entirely pull off Quebec to enter the security code for access to the facility. Access to the facility would be limited to a right turn in and egress to a right turn out onto Quebec. Vehicle owners would enter the facility, back the stored vehicle out of the container, then pull the vehicle they came in into the storage container while they used the stored vehicle. No detailed traffic impact study has been done.

The vehicle storage units themselves would be made from approximately 70 shipping containers that would be vented to permit airflow inside the containers. The current operations plan does not permit washing or working on automobiles on the site. There would not be electrical service to individual storage containers. The developers would seek to require that cars would have to be drivable to use storage facility as part of their lease with tenants.

Current status of the project:

The project would require rezoning of the parcel from its current single family residential use. The Moutzouris brothers met with Denver Zoning to do a preliminary review of the project. There are a limited number of possible zoning designations that would accommodate. Denver Zoning officials suggested that two possible zoning designations that could permit a mini-storage facility include S-CC-3 and S-CC-5 (S= suburban and CC stands for Commercial Corridor). Applicable use limitations under this zoning designation are governed by [Article 11 Section 5.23 of Denver Zoning code](#), which limits use to "assembling or standing of operable vehicles having a capacity of not more than one and one-half tons". Building heights are limited to 3 stories under S-CC-3 and five stories under S-CC-5 zoning designations. The City and County of Denver provides guidance as to what constitute a [Commercial Corridor](#) in review criteria Q&A documents.

There has been no zoning change application submitted to Denver Zoning at this time. Any zoning change would require approval by Denver Planning Board, followed by a hearing before City Council in a process that typically takes between 4 and 6 months once an application has been submitted.

Support for the project:

There was some support for the project, primarily as a potentially viable use proposal, which has not seen any productive use since the former owners of the Watson's Memorial vacated the parcel. The advantages that residents cite include:

- Cleans up parcel in the near-term (2019-2020 timeframe)
- Eliminates existing drag on property values due to disuse of property and related issues (vermin, graffiti)
- Proposed use hides commercial operation from pedestrian and passing traffic
- Landscaping that, at least in the conceptual design, includes lawn, perennials and trees
- A "least objectionable" option compared to others considered over many years for the parcel
- Provides a use that could limit light impacts on neighbors and probably contributes less than many retail or multi-residential uses to traffic on Alameda and Quebec intersection

Concerns and comments on project:

The following summarizes key concerns and comments¹ regarding the proposed development, not listed in terms of importance:

Use not consistent with current zoning and character of neighborhood

- Rezoning could create unwanted precedent for future changes in use*
- Proposed use is not "highest and best" use for the property*
- Possible noise during car pickup/car swap
- Could provide "hiding" spot for criminal activity
- Residential use is the only acceptable use for the parcel, located in this neighborhood

- Concerns regarding noise and spillover traffic into neighborhood via Virginia and Exposition from traffic exiting the property
- Risks property value losses for neighboring and nearby homeowners (this risk must be balanced against ongoing drag due to being located next to parcel that is in disuse)
- Rules that would need to be in place include but are not limited to:
 - o Dusk-dawn operation
 - o Operable vehicles only
 - o No working or washing vehicles on-site
 - o Mature landscaping at beginning, well maintained

¹ Note that some concerns were raised not during the meeting, but via email responses to a call for community input. These are marked with an "*" in the text.

- o Sound mitigation either through appropriate choice of fencing materials or other means
- o Fire suppression plan must be explicit
- o Stormwater plan and potential for environmental contamination
- o Frequency and scope for landscaping and fence maintenance
- While a "good neighbor" agreement could be put in place to ensure compliance with rules, there's concerns about enforceability
 - o Would this agreement persist if property changes hands?
 - o Need to make sure that any agreement stays with property
 - o What stops owners from getting property rezoned and flipping it to another developer?
 - o New zoning may allow other uses that we cannot anticipate
- possible legal issues with vehicle repossession
- No fire suppression system planned
- Significant concern about "novel" business plan with many basic questions
 - o What is the total investment required?
 - o How were the revenue projections derived and are they realistic?
 - o What is the estimated payback for the project?
 - o What is the "exit" strategy if things do not work out as planned?
 - o What amenities/rules get cut out if pro forma is not accurate?
- Concerns exist regarding impacts of development on drainage – current plan is for stormwater to be directed towards Quebec
- What other possible uses would residents consider
 - o Innovative residential (e.g., tiny homes)
 - o Other residential (requires alley access to/from Alameda) – many examples of failures in close proximity
 - o Medical office, hospice or other use consistent with neighborhood – limited traffic, noise impacts

Key takeaways:

- Concerns regarding the business plan for the enterprise are a significant hurdle for the proposed business
 - o If the business fails, how will the property be rehabilitated for another use and what would that use be?

- o Would the proposed use further degrade property value (soil contamination, abandoned storage containers, etc.)?
- o If the project simply does not perform financially as expected, will property maintenance suffer or will the operation change significantly (e.g., permit operating hours or activities that are not compatible with the neighborhood use)
- Stipulations would need to be added to any proposed rezoning that would meet resident concerns
- Identifying which stipulations for rezoning that would allow the proposed business to move forward and address resident concerns regarding current and potential future uses of the property is crucial to preventing this from being a problem for neighborhood
- Understanding the legal enforceability of those stipulations is also critical – what efforts would be required to fight any violations and what resources would that require?
- Several residents are strongly opposed to this development for reasons mentioned above and others (maintaining residential character of neighborhood, livability)
- However, this option at least holds some promise of financial viability – even though the details are not all available. Better in some ways to have a near-term option that has some drawbacks to holding out for years for something that will never materialize
- Moutzouris family has a long-standing presence in the neighborhood so they have a real stake in making a project work - we will have input on what happens. But this is one among several ventures they are pursuing and there's not a lot of immediate pressure to move on a project
- Another developer may have more resources to pursue a more ambitious project, but will probably not have the connectivity to the neighborhood and we may need to fight for input – especially in the case of a multi-unit residential project

Possible next steps for discussion by Board: At a minimum, the Board should consider:

- Developing a list of additional information needed for the Board to request from the parcel owners. For example
 - o Business plan and marketing strategy for project
- Possible Board decisions – needs to reflect will of the residents rather than
 - o Decide to support project with stipulations addressing key concerns of residents – keeping in mind that the stipulations themselves could effectively
 - o Decide to oppose project
 - o Take no action
- Development of stipulations in response to any rezoning request with review by a qualified attorney to assess their enforceability
- Draft testimony before any rezoning hearing
- Publicize hearing times/locations for residents

February 2018 Meeting Adjourned

No March 2018 Board Meeting Held

April 2018 - annual meeting notes

Elected to Board

Jane Lorimer
Marsha Badanes
Jeff Herman
Jean County

Retain to board

Tim Rooney
Joanna Milewski
Wendy Glazer
Cheryl Wahl

- Discussed update on Watson's land – no changes
- Discussed liquor and cabaret dance license application by Fairmount Cemetery – action plan explained
 - Petitions to oppose circulated by Anne Callison/Jane Lorimer independent from WDCA Board
 - Good neighbor agreement being presented to Fairmount by WDCA and retained attorney John Jennings
 - Lowry United Neighborhoods joining WDCA with petitions to oppose
 - If meeting of the minds cannot be attained with the Cemetery, we will need to go to a public hearing

**Winston Downs Community Association
Board
Meeting
Minutes
May 22, 2018
at BMH**

Present

Board: Tim Rooney, Cherie Wahl, Jerry Shustrin, Jane Lorimer, Wendy Glazer, Terry Telfer, Jeff

Herman and Marsha Badanes

Residents: Samantha & Pat Horoschak, Rich Stevenson

Minutes

- ☐ Minutes from Annual Meeting were approved – Motion Jane/ Second Cherie Unanimous approval.
- ☐ March 20th Meeting Minutes were approved Motion Jane/Second Jerry- 7 approved, 1 abstain.
- ☐ Minutes from Special Board meeting June 3, 2018 re Fairmount opposition approved. Motion Jane/Second Jerry – unanimous approval

Watsons Redevelopment

They are considering applying in June for a zoning change to either S-CC 3 or S-CC-5 but want WDCA approval before they expend resources on the application. A motion was made by Wendy and 2nd by Jerry that **Tim would reach out to the owners and ask for another meeting to get more information from them about their plans before deciding on the Board's position regarding the zoning change.**

Fairmount Cemetery Licenses

The Fairmount Cemetery Liquor License hearing took place on Monday 5/14. A big thanks to Anne Callison, Jane and Tim for rallying the neighborhood and spearheading the effort to try to negotiate for the neighborhood. At this point, the recommendation is to oppose the liquor and dance licenses. Fairmont would then have 10 days to object. If Fairmont comes back and agrees to the "Good Neighbor Agreement" as originally written, the board would be in favor of that as a solution.

Traffic/Safety - Jerry

- ☐ Our cut-through traffic is not adverse compared to other parts of the city. The police have continued to monitor and ticket at our neighborhood entrances. **Jane is requesting DRCOG traffic studies to see if we can improve our perimeter traffic and pedestrian situation.**
- ☐ During past two months, the neighborhood has had four instances of crime. Vehicles should be locked and kept empty. He also said the police are aware and concerned about the level of crime from Leetsdale south.

Annual Summer Party

Plans are underway. The event is August 5th from approximately 1230 to 230. **Tim will assist Terry In filing paperwork for road closure and the barricades. Jane and**

Jerry to reach out to the Police and Fire departments to ask them to come by.

Additional responsibilities
will be divided up at the next meeting.

Board Elections

Elections for board members took place at annual meeting. Board selects its officers. Those selected: Tim Rooney, President, Cherie Wahl, VP, Joanna Milewski will be incoming Treasurer, Jane Lorimer will be incoming Secretary, Marsha Badanes will be the new Facebook Chair. Terry Telfer will handle Friday out Front signage. The additional positions of Social Event Chair and Development Chair are still open.

Tim announced that the next newsletter will go out in the first 2 weeks of June.

The meeting adjourned.
Minutes Submitted by Cherie Wahl

**Winston Downs Community Association
Special Meeting of the Board - Minutes
June 3, 2018 - 5:30pm - 614 S. Oneida Way**

Present

Board: Tim Rooney, Wendy Glazer, Jeff Herman, Jane Lorimer, Jerry Shustrin, Terry Telfer
Guests: Stacy Chesney, Pat Horoschk, Jan Hoskins, Marge Price, Karin Rosedale
A Board quorum was present.

Purpose

This special meeting of the Board was called to order to determine WDCA's response to objections filed May 31 by Quebec Place at Fairmount with regard to the recommended decision to deny liquor and dance licenses. The meeting was announced by email to the Board and members of WDCA on Friday June 1.

WDCA President, Tim Rooney stated that at the last regular WDCA board meeting (May 8), it was agreed to drop opposition if Fairmount agreed to restrictions on the face of the license. Due to the complexities of the situation and Fairmount's failure to reach out within the past ten days until near close of business on last day to respond to the recommended decision, we would reconsider WDCA's position to accept or uphold the City's denial.

Actions we could take:

1. Do nothing and let the city determine the outcome
2. Advise the City WDCA wishes to uphold the recommended decision to deny
3. Accept Quebec Place's offer to add conditions to the face of the licenses

The recommended decision was read aloud to those present. All were advised there is a possibility that Quebec Place could request to withdraw their applications before a final decision is made and then reapply at anytime after. If the final decision to deny was made, they would need to wait two years before reapplying. Our attorney (John Jennings) felt Fairmount's response came in "too late" to be able to negotiate further. John felt also they had not proved need and desire which is critical.

Risks were explained that all the opposition work could "go away" if they withdraw and we'd have to begin again if/when they reapply; the Director of Excise & Licenses could approve the license with the conditions; the denial could stand if they don't withdraw.

The board discussed, should it become an issue, a willingness to oppose again if Fairmount reapplied and negotiations were not offered in the beginning of the process.

After all had given input, a straw poll was taken whether or not WDCA should uphold the recommended decision or proceed with the offered conditions. All but one present felt WDCA should uphold the recommendation.

Action Taken

Jane made a motion, seconded by Jerry, to advise our attorney that our response to objections will be to uphold the recommended decisions by the City. The vote was unanimously in favor. Tim and Jane will create the memo for the attorney and send tomorrow morning (June 4). A request was made to have our attorney send the response to appropriate parties as late in the day as was deemed appropriate by our representing attorney.

Tim thanked all for participating and for meeting on such short notice.

Meeting adjourned 6:46p

**MINUTES BOARD MEETING
WINSTON DOWNS COMMUNITY ASSOCIATION
June 19, 2018 - BMH**

Present:

Board: Tom Rooney, Joanna Milewski, Jane Lorimer, Marsha Badanes, Jeff Herman, Jerry Shustrin, Terry Telfer

WD Resident: Pam Franklin

Meeting called to order 705p

Quorum present. Welcome and Introductions of Board and guest.

Minutes

Tim reviewed key points from last meeting. Motion to approve Minutes of May 22, 2018 Board meeting made by Marsha, 2nd Jerry, Passed by unanimous approval.

Treasurer Change

Due to the officer elections, at the May 22, 2018 neighborhood meeting, Joanna Milewski will be the new incoming Treasurer. Joanna will be taking over the position of Treasurer from Robyn Glaser effective June 1, 2018. Robyn is moving out of the neighborhood and will no longer be able to fulfill the Treasurer duties.

Treasury -Joanna

As of June 1, 2018 (Includes payment of \$1237.00 for legal fees related to Fairmount)

Checking account: \$3,368.10

Savings account: \$7,704.64

Escrow account: \$2,540.00 (for perimeter cleanup)

Membership – Joanna

- 163 Members paid as of June 18. Down by about half of normal rate of membership. Follow up sent to 344 unpaid for membership drive. 54 returned (36 paid, other returned with no payment for 14% return rate)
- Discussion about ideas to drive membership: ex: membership sign up at Friday out Front and WDCA events, newsletter emphasis, word of mouth, FaceBook
- Marsha made a Motion to **dedicate next newsletter in fall to membership**. 2nd by Jane and passed by unanimous vote.
- Database to be cleaned up** (Joanna) Jane offered to enter data from applications to Survey Monkey to begin to track neighbor concerns in a statistical manner.

Records Management

- Records are kept on Google Drive. **Tim will provide access code to Board.**
- Jane is updating bylaws, a task that will take couple months
- Marsha is updating FaceBook page regularly- kudos on her work
- Need updated list of block captains – Joanna will get from Cherie**
- Jane type up phone email board members**
- Jane will look into updating WDCA website. Tim will furnish items that need updating.**

Safety – Jerry

- Year over year Theft from motor vehicles up 237% (from 9-26). Covers the Leetsdale Corridor Quebec to Holly including pushing down to Mississippi/Monaco

- Theft of cars up 189% year over year.
- One car theft and two thefts from cars recently reported in Winston Downs
- Safety and common sense: Always lock door from garage to house, Lock cars, don't leave keys at car (under fenders, etc)
- There are "solicitors" who come to doors to profile homeowners
- Tim reported last week that his minivan was parked in front on street and a resident ran into it. Jane reported solicitors for a petition came to back door and were reported to police.

Fairmount Liquor & Dance License Update

- The City of Denver has issued final decision to deny both licenses. They did not file to withdraw the applications. Fairmount can file an appeal in courts but that seems a doubtful move at this time.
- Residents need to report and document undue noise from events at FC. One complaint was made from their recent movie night.

Watson's Property Update

- No zoning application has yet been filed.
- WDCA has requested John Moutzouris to provide plans related to property use, storm drainage, fire protection/environmental, etc. John will have this by end of June.
- They want CC3 or CC5 – Can WDCA stop CC5? RNO matters in decision so we can oppose any changes.
- Container is there to clean it up and is legal via a granted building permit.

Committee Formation

- There is a request for traffic mitigation throughout the neighborhood. Marsha and Jeff will chair. **They are to define the problems and come back with a plan at next Board meeting.**
- WDCA needs a social program chair. Terry is managing the August 5 event in WD. **Can we solicit a member to help with leading this effort? Tim wants three ideas for social events at next meeting.**

Budget

- **There is no official budget for FY due to board turnover. Joanna will present at next meeting.**

New Business

- Marsha proposed to post "behind Winston Downs" – a series of photos of lovely backyard gardens to post on FaceBook – no addresses published. Board approved without a motion.
- Request: don't debate positions via email = ie FC because of legal ramifications

WDCA & Denver Days

- Terry got permits for block party 11a-6p time. Barriers will be delivered on or before August 5. Time for event is 1pm-3pm
- **Jerry and Jane will get police and fire station notified**
- **Terry to contact face painters and food vendors. Special meeting July 10 to wrap up August 5 details.**

Meeting adjourned 815pm
Next Board meeting July 17 at 7pm

Submitted by Jane Lorimer

**MINUTES BOARD MEETING
WINSTON DOWNS COMMUNITY ASSOCIATION
July 17, 2018 - BMH**

Present:

Board: Tim Rooney, Joanna Milewski, Jeff Herman (via phone conference), Terry Telfer, Jane Lorimer

Meeting Called to Order 705p

Quorum present.

Minutes

Tim reviewed open action items and key points from last meeting. Motion to approve Minutes of June 19, 2018 board meeting made by Terry and seconded by Jeff. Passed unanimously.

Treasury – Joanna

As of 7/17/2018, WDCA has 193 members (up 30 from last month) with revenues of \$2895 and 77 of those made additional contributions totaling \$945. Checking account = \$4038.71. Savings account = \$7854.79

Block Party

- Invoices for face painting and rentals to be paid day of event onsite.
- Board requested to be available at noon August 5 to help with setup and remain to help with teardown.
- Dave Halterman and two musicians will play jazz music and cost of \$250 approved for them.
- Any extra newsletters to be available at sign in tables
- Suggested a list of accomplishments of board over past year be displayed (poster?)
- Fire department Station 19 notified and we are on calendar if they are available.

Safety Report (relayed by Jerry to Tim)

- District 3 Commander on vacation so recent meeting was short.
- Safety expo for District 3 to be held August 4 at South High School from 11a-2p
- Crime
 - Car theft and opportunistic theft still issues
 - Patrol cars in WD are visible and noticed
 - A break in at 700 block at S. Poplar

Joanna: Leetsdale Cop Shop has relocated to Windsor Gardens and has requested a donation from WDCA. Jane moved that WDCA give a \$50 donation, second by Terry. Motion passed unanimously.

Traffic Committee

Steps to take:

1. Marsha B and Jeff H to lead with Tim
2. Stage a community forum in the fall to identify perceived problems
3. Determine objectives that can reasonably be tackled by WD
4. Determine what needs to go to City and present/sell ideas to City
5. Explore how to engage Neighborhood Traffic Management Program offered by city or if City can provide an outreach person to speak to traffic management/mitigation

Some issues already known:

- Future impact of Boulevard One build out
- Engage Denver Green School in traffic study – update/compare to study done in past

- People speeding, running 4 way stop signs, patrols for students/parents during school year

Membership Planning

- Marsha has offered to write articles for newsletter and will focus on a membership drive for fall issue.
- Membership sign up will also be available at the Block Party along with a map marking who has become members and who hasn't.
- Joanna updated neighborhood addresses, verified/matched emails from membership applications to web files so these are now current. (Kudos!)

Budget

- Because of delays caused by bank requirements for transferring account management to Joanna from Robyn, budget will be forthcoming after the transfer.
- New requirements in place to prevent identity fraud and theft
- Finances are in order and block party budget currently is below projections

Operations/Misc

- Social chair position still open and will be addressed after Block Party
- Google Drive files are being updated and re-organized before making those available to board

Block Captains

Tim will verify if current 'captains' want to continue. Discussed what duties they could opt to have. Original purpose was to deliver newsletters. We have about 85% coverage of the newsletter delivery and a couple of zones where we need help. Jane and Terry offered to support efforts for newsletter deliveries.

Ideas for Captains

Board generates welcome packets and BC's distribute as they notice new neighbors
Wellness checks, help with snow shoveling, advising changes such as deaths, new borns, etc.

Meeting adjourned 8:00pm
Next Board Meeting: August 21, 2018

Submitted by Jane Lorimer, Secretary WDCA

**MINUTES BOARD MEETING
WINSTON DOWNS COMMUNITY ASSOCIATION
August 21, 2018 - BMH**

Present:

Tim Rooney, Joanna Milewski, Jane Lorimer, Jerry Shustrin, Marsha Badanes, Jeff Herman via conference phone

Jim Mauck – Member guest

705P call to order – quorum present

Minutes

- Reviewed Minutes from July 17, 2018 Board meeting for action items
- Marsha will schedule a meet with Jeff re Transportation Committee
- Marsha and Tim will meet re newsletter for FALL push on membership
- Bank update is squared away
- Social chair still unsettled

Marsha moved to approve minutes. Joanna seconded. Passed unanimously

President Report-Tim Rooney

1. Rabbi Bernard/BMH emailed Tim to ask if WDCA has ideas or help for skunk control. Board discussed issue. Skunks have been in neighborhood for decades and seem currently fueled by development, food gardens and lack of predators. Ideas for discouraging them:
 - Milky spore put on lawns to prevent larva – Tim will check with Meg who runs Green School farm about how neighbors can buy the product from them.
 - Tim will talk to city for ideas as skunks may carry rabies or fleas
2. Tim talked with Denver real estate representative re 716 S Poplar (City owned). City is trying to find another non-profit to take property. WDCA agreed to keep pushing as a concern.
3. Communications:
 - Tim praised Marsha for her diligence in keeping Facebook updated and fresh
 - He is working hard to keep e-blasts up to date
 - He and Marsha will work on upcoming Fall newsletter – due out October
 - Tim will recheck with Block Captains re delivery before that newsletter

Treasurer/Membership – Joanna Milewski

- WDCA currently has 208 members as opposed to 246 in 2017. Attribute change to turnover in neighborhood, some newsletters not delivered for three issues and demographics.
- WDCA funds: Checking \$3042.92, Savings \$8004.95 for total: \$11,047.87
- Membership has received \$960 additional as donations from 79 members. Membership is still \$15 per household

Safety-Jerry Shustrin

- Good news is there has been no recent action in our neighborhood except for an armed robbery on August 14 at Alameda/Monaco gas station.
- 31 offenses reported along the Leetsdale Corridor (assault, drugs)
- City is responsible to deal with steps to making Leetsdale safer. (Lighting was suggested but many crimes occur during daylight
- Discussion about Leetsdale steps and how that is monitored

Traffic Committee – Marsha and Jeff organizing

- Tim shared an outline of possible directions to begin with identifying problems

- Suggestions included hosting a community meeting where all concerns could be put on the table, invite INC Transportation to discuss City plans, invite Councilman Kashmann or his aide to support Drive 25 in this neighborhood
- Big issue is consideration for main surrounding street arteries
- Car racing and driver speed has caused fence damage along Quebec. Jim Mauck reported having to fix his fence three times as a result.
- Jerry indicated District 3 Police is listening and monitoring areas of their responsibility but Quebec is not under District 3

The Body Shop

Jane reported having seen this week and at least 3 to 4 times in 2018, auto transit carrier trucks going up S. Oneida Way and E. Exposition Ave. Trucks are delivering to The Body Shop at Monaco/E. Exposition Ave. They are permitted to deliver and park for up to two hours but are not permitted to enter middle of this neighborhood.

Because The Body Shop cleans the bus stop at Monaco across from GWHS, WDCA wants to keep a good relationship with them, but also to notify them of the trucks on interior streets.

Jane will follow up with delivering cookies to the shop with a note of thanks from the neighborhood, inquire about trucks and also if they have enough supplies from RTD. Jane will also inquire why no sign is in place recognizing the shop for bus stop maintenance.

Parameter Clean-up Especially Quebec - Jane

Jane requested Board pay to have weeds whacked and weed killer applied to weeds growing between curb and gutter along Quebec. Discussion ended up with Board leading the effort to do this work themselves and to request neighborhood support and help.

Jane moved that the Board will lead the effort, cover cost of weed killer and bags on August Saturday 25, 9am; Tim will send eblast for help. Meet up at Virginia/Quebec. Marsha seconded and motion passed without exception.

Jeff advised that trees overhanging to street can be cut without permission because general air space can be cut straight up. After this effort, WDCA will make another effort to meet with S. Poplar neighbors regarding street appearance and what we can/cannot do to help.

Block Party Recap

Thinly attended-75 out of 1200 population may have been because: Time-heat of the day, needs additional signage and banners at event, Police – did not interact, Fire didn't come and neighborhood demographics has changed where kids attend schools all over the city.

Discussion evolved to need for a "Welcome Committee" for new residents. Marsha offered to chair (approved)

Budget-Joanna

Joanna presented a budget and summary to date with comparisons to 2017. Kudos for the easy to read layout. Jane moved to accept the budget with category change from "donations" to "donations/dues"; Marsha seconded. Motion passed unanimously.

INC Update - Jane

- INC annual awards dinner is end of January 2019 at Holiday Inn. Set up as buffet style arrangement.
- INC has been highly focused on I70 issues as they impact Globeville, City Park storm drainage and impact on Park Hill and the Park Hill Golf Course issue (PHGC has been leased for five additional years so no change coming).
- Next meeting September 8 at Cook Park – all Denver residents may attend.
- Denver Decides will be held with TV8 at District 3 Police Station – now is open to attend (Jane reported it was not open to attend, but learned after it moved so that people could attend)

Adjourned 8:28pm. Next Board meeting September 17, 2018
Submitted by Jane Lorimer

WINSTON DOWNS COMMUNITY ASSOCIATION
Board Meeting Minutes, September 25, 2018
BMH Synagogue

Present:

Board: Tim Rooney, Marsha Badanes, Joanna Milewski, Jerry Shustrin, Terry Telfer
Jeff Aldrich – Member guest
7:05P call to order – quorum present

Minutes

Due to time constraints, the August minutes were tabled until the next meeting (October).

Perimeter Clean-up

Reviewed history – had previous information meeting and letters sent to homeowners along Quebec. Homeowner responsible for edge of property (fence) to edge of street. This includes weeds, trash, and snow removal. Previously collected funds to help with clean-up area to “kick start” for homeowners. The money collected in 2017 was \$1054 in escrow and \$735 in gifts to be used wherever for a total of \$1789.

Current status is money is sitting in account and should be used now. Have a quote from Ming for \$320 to do a 1 time sweep of Quebec and Monaco area to add weed killer to crack of sidewalk and street. Need to obtain other quotes too. There is a landscape person (on Virginia) that sells seeds and might be able to give some plant ideas for Spring.

Decisions made by group were to put article in next newsletter (due by beginning of November) about cleaning areas and reminder to pick up trash, if you see any. All decided to send a letter to homeowners along Quebec and Monaco with reminder of city having an awareness of looking at those corridors and reference contact numbers if need assistance, by beginning of November and then again in Spring.

Marsha is to draft letter for group’s approval.

Joanna to contact Wendy for list of all new homeowners for past 12 months to update spreadsheet.

Treasurer Report:

Joanna reported as of 8/31/18 WDCA has \$8005.11 in savings and \$2077.75 in checking of which \$960 came from added donations when members paid dues.

Membership: 212 paid members year to date

Security:

Jerry reported in the past month, WDCA had five (5) issues. This includes one burglary and four car thefts (whole vehicle or break-in). The neighboring corridor along Leetsdale, as well as the apartments down below, had LOTS of offenses so we are doing well.

Adjourned 8:45pm
Next meeting: October 16, 2018 at BMH
Submitted by Joanna Milewski, Treasurer

WINSTON DOWNS COMMUNITY ASSOCIATION
Board Meeting Minutes - October 16, 2018
BMH

PRESENT

Board: Tim Rooney (President), Marsha Badanes, Wendy Glazer, Jeff Herman, Jane Lorimer, Joanna Milewski , Jerry Schustrin, Terry Tefler (Quorum)

Minutes of August 2018

Marsha and Tim still meeting re newsletter

Transportation committee – meeting TBD

Jerry moved to accept minutes of August 21, Terry 2nd . Passed unanimously

Minutes of September 2018

Review of minutes from September 18

Wendy moved to approve, Marsha seconded. Motion passed unanimously.

Officer Reports

- Getting letter out to neighbors living along Monaco and Quebec regarding responsibilities for snow removal, weed control with note to contact the WDCA if owner has problems with these responsibilities. Good job by Marsha in writing the letter.
- Weeds control: next step is to set up final weed abatement and trash pick up
- Transportation issues for neighborhood need to be addressed by committee
- No news yet about Watson's rezoning

Treasurer – Joanna

- As of September 30, 2018: checking \$2096.59, Savings \$8005.27 (Total: \$10101.86)
- 212 Members as of September 20

Body Shop –

- Jane took cookies to the Body Shop as thank you from WDCA for continued support in keeping the bus stop picked up on NE corner of Monaco/E. Exposition.
- They have plenty of bags from RTD and are glad to continue
- Owner not present so no discussion about the traffic jams and issues with car transports on residential streets. Jane noted a ticket was issued for a Lexus parked beyond the “no parking” sign and since that time, the cars have been moved up on a daily basis.

Weeds and Neighborhood Clean Up

- Next date for meeting to clean up trash will be Saturday, November 10 at 9:30am at E. Virginia Ave and Quebec. We hired Ming to whack and spray remaining curbside weeds and this volunteer group will pick up trash.
- Jane to check how to get an adoption sign to show WDCA adopted Quebec.
- Next Spring we will begin with Ming to spray and whack weeds

Safety Report – Jerry

Only one crime in our area since last meeting

68 offenses down along the Leetsdale Corridor as compared with Hampden at 83

See graph next page related to offenses by neighborhood from 9/18 – 10/16 2018

Communications

Newsletter – Marsha and Tim will prepare and most content is already done

Stuff for delivery at Tim's house Oct 25 (Tuesday)

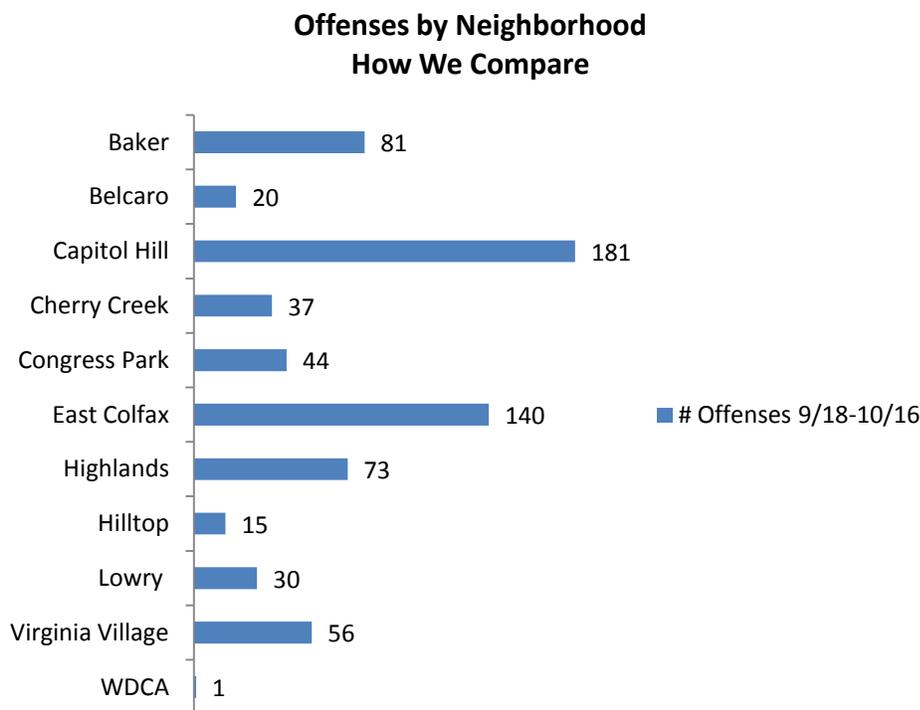
Get block captains in order, notify captains

INC - Jane

Denverright Plans comments are due October 31 and INC is asking RNO's like ours to request an extension to February 28, 2019. Board agrees in unison to have Time send a letter requesting this extension.

Membership – Marsha, Joanna

Mmembership article will be included into January newsletter and a "tease" put into October's Joanna agreed to look into setting up ability to pay for membership online Changing the Membership application as Jane had suggested will become a future discussion in terms of analysis on 2018 membership and future questions asked on the form



Meeting adjourned 835p

Next meeting Tuesday, November 13 at 6300p with focus on membership at Jane's house
December 18 – regular Board date – Hannukah is December 2-10

Submitted by Jane Lorimer, Secretary

WDCA Board Meeting – Informal Meeting

November 13, 2018

614 S Oneida Way 6:30p

Meeting Notes – No formal actions taken

Present: Tim Rooney, Joanna Milewski, Jane Lorimer, Jerry Schustrin, Terry Tefler, Jeff Herman

Purpose: Review how to best use the analysis of membership data from 2018 to drive 2019 action plans of the WDCA

Discussion included several topics that were the key issues cited in the analysis

Membership Drive

Five primary streets hold the majority of members within WDCA. Ideas generated to get more from the other streets included:

- Asking member residents to “talk up” WDCA membership
- Using block captains to go door to door to discuss WDCA and personally hand over the membership packet (whatever that turns out to be)

Other items

- Get the membership letter/forms out to Winston Downs residents in early January
- Questionnaire revision is “okay” with tweaks in wording and to add a question about “how do you prefer we communicate” with you (email, phone, mail)
- Does word of mouth work?
- Joanna and Tim to review the revised letter, add accomplishments from 2018 and tweak the form by December meeting
- Board to help get the membership drive to residents – TBD
- Have applications available at Friday out Front and any other neighborhood meetings

Traffic Committee

Key issues from data analysis:

- Speeding on some streets, ignoring stop signs, pedestrian safety
- Busses and slow down at schools.

Ask Denver Green School to do another traffic study – compare results?

Jeff H. and Marsha B head up this committee – need to get this going

Publicize the traffic meeting once time, date, location are set

Communications

- Does word of mouth work in WDCA?
- How best to reach all (email, phone, mail)
- Do we need a primary survey to be repeated in 2019 to better understand concerns, demographics?
- Now have block captains who will ensure door delivery of printed communications
- How to reach new neighbors- where is the list of those residents who have moved here within past 12 months?
- Update our website (leave Go Daddy) for a better option that is easier to use (Weebly or WordPress option)
- Consider free version of Mail Chimp to get updates sent to residents – good opt in side of that program.

Outreach and Neighborhood Programs

- Keep Friday out Front – good feedback on that program

- Block captains keep eyes open for new neighbors and ensure they are notified of programs
- The dinners out program from past to be resurrected: Brooklyn Pizza, Monaco Inn, various restaurants at Lowry's, Nona's for happy hour.
- How to connect with those who need help – Block captains can help with gathering these names

Crime

- Residents appreciate the crime reports so we will continue those
- Jerry is getting reports by neighborhoods that correlate to WDCA- graph visuals work well

Block Captains

Perhaps hold an informal meeting with those who are Block Captains to advise some needs and see how this might work best – not to overload them, but use them as eyes and ears for the area.

Notes submitted by
Jane Lorimer, Secretary

Winston Downs Community Association Board Meeting Notes –December 18, 2018 BMH

QUORUM NOT PRESENT NO ACTIONS TAKEN

December was informal holiday dinner.
Meeting did not have a quorum present for any action item resolution.