

January 12, 2012

Highlights: Ice Cream Social plans, INC Membership, Non-Profit Status, Newsletter, Denver Green School construction

Board Attendees: Paul Hoskins, Raeann Lampert, Debbie Rosenthal, Lew Gaiter, Jo Markowitz, Dave Halterman, Phylis Hirschfield, Jim Mauck (*quorum in attendance*)

Guests: Ed Lampert

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

December Minutes

1. 1. Discussed and approved.

Treasurer's Report

1. 1. Discussed the cost of the annual ice cream social. It was agreed that the social would continue because most of the upfront cost is already covered. Dave suggested a silent auction as a fundraiser.
2. 2. Treasurer's report was approved unanimously

INC Membership and Representation

1. 1. The Board agreed to renew the INC membership at \$40. Jane agreed to continue as our representative

Non-Profit Status

1. 1. It was decided that the Board would not pursue non-profit status from the IRS because we first have to prove sales tax exempt status from the state, and since sales tax is not a big problem it was deemed not practical to pursue 501-3 status.

Newsletter and Website

1. 1. The newsletter will be distributed on the 15th of January at a cost of \$150.00 for 550 newsletters. There are 3 paid advertisers in the newsletter: Ed Lampert, The Auto Body Shop, and Print and Copy Centers of Colorado.

The Denver Green School Construction

1. 1. Debbie discussed her report regarding the building design, parking, carpooling, and traffic during pick up and drop offs.

Meeting Adjourned

1. 1. Meeting adjourned at 8:15pm. Next meeting is February 14th, 7:00pm at BMH Synagogue.

February 14, 2012

Highlights: Membership Renewals, Newsletter, Annual Meeting, Denver Green School Construction

Board Attendees: Paul Hoskins, Jane Lorimer, Raeann Lampert, Debbie Rosenthal, Andrea Hauptert, Lew Gaiter, Phylis Hirschfield

Guests: Ed Lampert

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

January Minutes

1. 1.Jane made a correction to the INC line item to change the dues to \$40 and to reword so that there is no implication that she is being paid to be the rep.
2. 2.Minutes were approved with that correction.

Treasurer's Report

1. 1.131 membership renewals to-date.
2. 2.We need a list at the next meeting of who has paid and who has not so we can do a follow up mailing.
3. 3.The follow up membership invoice will be printed and sent in the next newsletter.

Newsletter and Website

1. 1.Next newsletter will be first week in April.
2. 2.Newsletter should have a call for board members or a notice of elections and an announcement of annual meeting.
3. 3.Newsletter should also include a follow up to the Alameda issue. Your HOA in action!
4. 4.Add an article about Earth Day at DGS. **Debbie will get info to Andrea.**
5. 5.Website was approved as designed. **Andrea will purchase GoDaddy account to transfer our address.**

Annual Meeting

1. 1.April 24th if OK with DGS. Meet and greet at 6:30, meeting at 7:00.
2. 2.Invite Mary Beth Susman, Michael Sapp, Frank Coyne
3. 3.Board openings: **Jane and Lew will look up term limits and let the board know.**
4. 4.All board members should make a list of what this board has accomplished this year to give to Paul to present at meeting.

Denver Green School

1. 1.Earth Day week coming up in April. Earth Day is on the 22nd.
2. 2.April 22nd Community Day at DGS with groundbreaking ceremony
3. 3.No information on construction or traffic at this point
4. 4.Expansion plans are in line with DGS mission.
5. 5.Paul will follow up with Troy Moore, President of Mayfair HOA, who called re: community relationship with DGS to find out what he wants.

Safety

1. 1.Quebec sidewalk still has no resolution.
2. 2.We need to find out the logistics of the construction on Monaco and Exposition. Where will traffic be routed? How long will the project last? What impact will it have on the neighborhood?

Meeting Adjourned

1. 1.Meeting adjourned at 8:30pm. Next meeting is March 13th, 7:00pm at BMH Synagogue.

March 13, 2012

Highlights: Membership Renewals, Newsletter, Annual Meeting, Denver Green School Construction

Board Attendees: Paul Hoskins, Raeann Lampert, Debbie Rosenthal, Andrea Hauptert, Lew Gaiter, Jo Markowitz, Dave Halterman, Phylis Hirschfield (*quorum in attendance*)

Guests: Ed Lampert

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

February Minutes

1. 1.Discussed and approved.

Treasurer's Report

1. 1.Updated list sent via email reflects additional members. The count is now up to 157 households whom have paid membership dues.
2. 2.RaeAnn noticed some incorrect names and addresses. **She will update for next meeting.**

Newsletter and Website

1. 1.Content:
 1. •Move annual meeting to front page. Mention that there is coffee and cookies. Come early to socialize. Add crime report on last page. Call 311 for concerns and

problems with the city. Featured home of the quarter. Call for donations for door prizes at annual meeting. Quebec street snow removal update. Add a blurb inviting people to solicit services, play groups, etc. DGS Earth Day schedule for community to participate.

2. •If you're interested in a position on the board or a committee, please either let Paul know or make your intentions known at the annual meeting. HOA dues must be paid in order to be eligible to run.

2. 1. Corrections:

1. •Change monthly meetings notice to **second** Tuesday not first.
2. •Correct Phyllis' last name and email address

3. 1. Possibilities:

1. •Debbie will contact Sprout farms for an article about selling plots
2. •Debbie will research with DPS what happened to Loan Maas
3. •Debbie will reach out to DGS for an article on construction and Earth Day
4. •Website is on hold until Andrea can get payment arrangements with Jim

4. Annual Meeting

5. 1. April 24th. 7:00 pm. Meet and greet at 6:30. Setup at 6:00.

6. 2. **Dave will clarify term limits and Board elections**

7. 3. Debbie suggested to move the silent auction to the summer social so we would have time to recruit a committee

8. 4. Add to meeting agenda a call for social committee members

9. 5. Does Jane have the door prize tickets? If not, Raeann will buy them.

10. 6. Who has the coffee maker and supplies?

11. 7. RaeAnn will get the drinks and snacks.

12. 8. We would like to 10 or so signs. Paul will count what we have and order more if necessary.

13. 9. What Have We Done This Year? **Dave will make the powerpoint. Andrea will send letterhead graphic to Dave.** Quarterly newsletter to keep you informed, monitor crime, monitor and connect with community schools (DGs and GW), snow removal, safety, trash and graffiti removal, alameda parkway, iNC representation, zoning issues (liquor store, body shop, manor care),

RNO what is it what good is it, engaging neighbors in HOA, city and local construction updates.

Denver Green School

1. 1.Earth Day
 1. •Earth Day is on the 22nd. The week prior is a whole school effort.
 2. •Debbie sent a tentative schedule for the Earth Day festivities. Community is welcome and encouraged to attend.
2. 1.Construction update
 1. •Commons area is on hold for new addition. They are \$300,000 short and have applied for grants to cover the shortage.
 2. •DGS is going to create a kiss and go along with two drop off spaces. They are using the BMH lot for overflow parking. They did listen to our concerns and are taking action as best they can.
 3. •No news on when the construction will begin outside of the groundbreaking ceremony.

3. Safety

4. 1.Quebec sidewalk still has no resolution. Paul is waiting for some information from Susman since it is a bike path.
5. 2.Ed discussed the crime report and handed out a tips sheet to preventing crime from Arapahoe County.

Meeting Adjourned

1. 1.Meeting adjourned at 8:30pm. Next meeting is April 10th, 7:00pm at BMH Synagogue.

April 10, 2012

Highlights: Membership Renewals, Newsletter, Annual Meeting

Board Attendees: Paul Hoskins, Jane Lorimer, Raeann Lampert, Andrea Hauptert, Jim Mauck, Dave Halterman, Phylis Hirschfield
(*quorum in attendance*)

Guests: Ed Lampert

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

March Minutes

1. 1.Discussed and approved.

Treasurer's Report

1. \$5304.89 as of 3/11/12
2. New website costs \$320 for 5 years (as opposed to \$400/year).
3. There were a few donations sent in the membership form. **Jim will get those names to Paul who will write thank you notes to those people.**
4. **Andrea will send the HOA letterhead to Paul in Word for thank you notes.**
5. Jim shared concerns with regards to the HOA account. There is not an accurate signatory and he is concerned that it isn't secure. The next Board needs to revisit this topic. Check the bylaws.
6. Jim also discussed whether our membership list should be available to other members. Some discussion ensued and should be revisited by the next Board.
7. Budget for the year will be revisited next month as a job for the newly elected Board.

Newsletter and Website

1. Newsletter for quarter 2 will go out this week. There will be two different deliveries based on whether or not the household has paid dues. One is just the newsletter, the other includes a renewal letter as well. **Jim will make a new membership list available for the annual meeting.**
2. New website is up and running as of today.
3. Jane suggested adding PayPal for online payments and MailChimp for eBlasts from the site's address to the site.
4. Need clarification on who will be handling the email account info@gwhoa.org, if using it at all.
5. **Jane will send the old minutes to Andrea for archiving on the new site.**
6. Andrea needs to amend the membership form to include first and last name rather than household name.
7. **Andrea will send the newsletter PDF to Jane to send to Susman, Sapp, and DGS. Andrea will send a copy to advertisers, DGS, and Sprout City.**

Annual Meeting

1. April 24th. 7:00 pm. Meet and greet at 6:30. Setup at 6:00.
2. **Paul will send reminders to invited guests**
3. Board openings: Jane, Paul, Jim, *Dave, *RaeAnn, *Lew
 1. • *indicates that the person is willing to continue for another term

4. 1. **Jane will send out an eBlast to announce meeting and Board openings**

Safety

Ed discussed the crime report. No crimes in our neighborhood this month.

Meeting Adjourned

1. 1. Meeting adjourned at 8:45pm. Next meeting (aside from the annual mtg) is May 8th, 7:00pm at BMH Synagogue.

April 24, 2012 - Annual Meeting

Board Attendees: Paul Hoskins, Jane Lorimer, Raeann Lampert, Andrea Hauptert, Phyllis Hirschfeld, Dave Halterman, Jo Markowitz

Guests: Ed Lampert, Frank Coyne (DGS), Councilwoman Mary Beth Susman, Michael Sapp (Mayor's Office, Dept for Neighborhood Relations)

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

About GWHOA

1. 1. Paul discussed the HOA in general

Denver Green School

1. 1. Frank Coyne spoke about the gardens, the National Green School Conference, parent community, Earth Day celebration, Green Ribbon School Award
2. 2. Construction update: to begin next week. Slated to be done August 10th. \$1.3 million from 2008 DPS bond money.
3. 3. Discussion about collecting rainwater on the campus. Mr. Coyne didn't know what the legality of it was, but said that they had gone through the proper channels to get it approved. NOTE: answer is that state law says that rainwater is the property of those who bought the rights to the waterways.
4. 4. There was a lot of discussion about traffic concerns. **Harvey Cohen and Dave H**
5. 5. **alterman volunteered to head a committee.**

Zoning and City Ordinances Review

1. 1. Manor Care, snow removal along Quebec, yard maintenance

Urban Re-Development/Issues Updates

Buckley Annex

Monaco Leetsdale intersection

Councilwoman Susman spoke about the projects she has been involved with

Crime report showed few crimes but Residents did discuss how to be proactive

Michael Sapp, Director of Community Relations under Mayor Hancock, introduced himself and spoke to community activism

Election of Board of Directors

Currently in place:

Jo Markowitz. Andrea Hauptert. Phyllis Hirschfeld. Debbie Rosenthal

Newly elected:

David Garrison, Jeanne Diner, Meg Schomp

Meeting Adjourned

1. 1.40 households were in attendance including special guests Councilwoman Mary Beth Susman, Frank Coyne from DGS, Michael Sapp from Mayor's Office - Neighborhood Relations Dept.
2. 2.Meeting adjourned at 8:10pm. Next meeting (aside from the annual mtg) is May 8th, 7:00pm at BMH Synagogue.

May 8, 2012

Highlights: Transitioning to new Board, Election of new Board, Ice Cream Social

Board Attendees: Lew Gaiter, Jo Markowitz, Debbie Rosenthal, Raeann Lampert, Andrea Hauptert, David Garrison, Meg Schomp, Phyllis Hirschfeld, Jeanne Diner

Guests: Ed Lampert, Harvey Cohen, Kenny Markowitz

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

April Minutes

Minutes were read and found that many action items did not get done by outgoing Board members and need to be addressed.

1. •Updated Treasurer's Report from Jim
 2. •Updated membership list from Jim
 3. •Update signatory on bank account to reflect new President and Treasurer
 4. •Create a 2012 Budget
 5. •Old minutes archive from Jane to Andrea
 6. •Send copies of newsletter Q2 to Susman, Sapp, DGS, Sprout City, and advertisers (Jane was going to do this).
3. Minutes were approved with the caveat that the action items need to be addressed.

Welcome New Board Members

Newly elected board members include Jeanne Diner, Meg Schomp, David Garrison

Election of Board

1. 1. President: Lew Gaiter; VP: Meg Schomp; Secretary: Andrea Hauptert; Treasurer: Jo Markowitz
2. 2. Subcommittees were formed as follows:
 1. • Education: Debbie Rosenthal
 2. • Communication (newsletter, website, eBlasts): Andrea Hauptert
 3. • Bylaw Compliance: Phyllis Hirschfeld
 4. • Safety: Ed Lampert
 5. • Membership and Social: RaeAnn Lampert and Jeanne Diner
 6. • Zoning and Neighboring Areas: David Garrison
 7. • Neighborhood Beautification: Phyllis Hirschfeld
 8. • DGS Traffic Flow: Harvey Cohen, Dave Halterman, Jane Lorimer
 9. • INC Liaison: Jane Lorimer
3. 3. Debbie moved to accept the new Board Officers and subcommittees as slated above. Motion was accepted.
4. Lew needs to alert the City to let them know of the change of leadership so that whatever emails Paul was getting will now go to Lew. **Lew will talk with Paul about how to achieve this.**

Treasurer's Report

1. 1. No report was given in the absence of the treasurer.
2. 2. **Andrea submitted a receipt to Jo for \$100.00 to be reimbursed for the Q2 newsletter delivery.**
3. 3. There were a few donations sent in the membership forms. **RaeAnn will get the names from Jim and will write thank you notes to those people.**
4. 4. Jim (from last month) shared concerns with regards to the HOA account. There is not an accurate signatory and he is concerned that it isn't secure. The next Board needs to revisit this topic. **Phyllis will check the bylaws to discover the proper procedure.**
5. 5. **Lew and Jo will contact Jim to make a time to go to the bank to change the signatories.**

6. **6. Jo will meet with Jim before the next Board meeting to learn the job and transfer documents.**
7. **7. Jo will prepare a draft budget to present at the next Board meeting.**

Newsletter and Website

1. **1. New website needs to be updated with new Board members. Andrea will do this.**
2. 2. It was decided to not add a PayPal portal to the site at this time.
3. 3. It was decided to phase out Jane's AOL account for the eBlasts in favor of the new address (info@gwhoa.org).
4. **4. Andrea will talk with Jane about how to continue with the eBlasts.** Is it a good idea to have Jane continue even though she's not in the Board or should it be transferred? If it gets transferred, Andrea will take it on, but needs to know where the content is coming from?
5. 5. We need to update the eBlast address list as many paid members aren't getting the email. Hopefully, **Jim will supply us with that list at the next Board meeting.**
6. 6.

Neighbor Concerns

1. 1. DGS Traffic Plans
 1. • Harvey Cohen (hcohen5055@comcast.net) shared that he, along with Dave Halterman and Jane Lorimer, has begun talks with DGS with regards to traffic calming in the neighborhood.
 2. • Private schools are required to submit a traffic plan to the City. Cohen and committee are trying to use that to force a plan to be made
 3. • **Cohen or a member of the committee will report back next month** and thereafter until there is a resolution.
 4. • The motion was made to form a DGS Traffic subcommittee with Harvey Cohen, Dave Halterman, and Jane Lorimer.
- 2.
2. Buckley Annex
 1. • Cohen also discussed the Buckley Annex and its involvement with the neighborhoods. No one was aware of any outreach on the part of LRA to the neighborhoods.
 2. • **David Garrison agreed to look into the matter** by reaching out to Councilwoman Susman. If there are any public meetings, he will go to them and

report back.

3.

3. 3. Welcome Signage to Neighborhood

1. •David brought up a concern that there is only one nice sign at the one neighborhood entrance that announces what neighborhood we are.
2. •Discussion centered around the difficulties of our neighborhood being both Winston Downs and Lee Downs. There was a feeling that the Lee Downs name was a legal name, but that most Lee Downs neighbors still refer to the neighborhood as Winston Downs.
3. •**Andrea will set up and send out a Survey Monkey** to the members to gauge a temperature on whether a "Welcome to Winston Downs" sign or a "Welcome to Winston/Lee Downs" sign would be welcomed.
4. •At the next meeting, **we need to look at the budget** and see if it would be appropriate to purchase aluminum street signs or whether we should make a plan to raise money for brick and mortar signs.
5. •If the Board decides to pursue this item, we will need to get pricing on various types of signs, find out the legalities of putting a sign onto a neighbor's property, and talk with the neighbors whom will be affected to gauge their interest and willingness to cooperate with the initiative.

4.

Ice Cream Social

1. 1.The date was set for August 12th.
2. **2.Lew's band will play again.**
3. **3.Debbie will coordinate with DGS for access to the building for electricity and restrooms.**
4. **4.RaeAnn and Jeanne will prepare a plan and brainstorm some new ways to attract neighbors. Ideas were thrown out to contact the local fire station and have a fire truck for the kids, bike decorating contest, water balloon toss, pie contest (baking or eating?), face painting...**

Agenda for Next Month

1. **1.Everyone needs to email Lew with agenda items that should be discussed in the coming months.**

Safety

Ed discussed the crime report. No crimes in our neighborhood this month.

Meeting Adjourned

1. Meeting adjourned at 8:45pm. Next meeting (aside from the annual mtg) is June 12th, 7:00pm at BMH Synagogue.

June 12, 2012

Highlights: Transitioning to new Board, Ice Cream Social, Treasurer concerns

Board Attendees: Lew Gaiter, Jo Markowitz, Debbie Rosenthal, Raeann Lampert, Andrea Hauptert, Meg Schomp, Phyllis Hirschfeld, Jeanne Diner, David Garrison, Jo Markowitz

Guests: Ed Lampert

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

May Minutes

Minutes were read and approved.

Action Items Report From May Meeting

Lew met with Paul for help transitioning the Presidency. Lew plans to have a follow up meeting.

Lew made the changes to the RNO to reflect his Presidency.

Jim sent Board an updated membership list. Andrea forwarded it to **RaeAnn to write thank you notes for donations.**

Treasurer's Report

Jo needs to meet with Jim to transition the duties of the Treasurer. There was concern about Jo not being available via email and whether that would effect her ability to be Treasurer. **Lew will talk this over with Jo before next meeting.**

Either Jo or Lew will need to put together a budget plan for the year and present it at the next meeting.

Jim gave RaeAnn the treasurer's report. RaeAnn gave report. Balance in account is **\$5482.07**.

A motion was made to have two signatures on all checks for security reasons. Discussion ensued on this topic. Concerns about the inconvenience were brought up. Questions arose about what type of checks are usually written. It seems to be mostly reimbursements to Board members. Alternative suggestions were discussed including writing checks at the Board meetings for oversight or to get the second signature. Ultimately, **motion was declined.**

Lew reported that his name is still on the bank account as a signatory. **Phyllis needs to check the bylaws** to see if there needs to be a formal motion to allow Jo and Lew to be official signatories on the bank account.

Website, Membership and Newsletter

Andrea reported that the website has been updated with new Board members' contact information, new Board positions, and archived meeting minutes. The website, as a reminder, is www.gwhoa.org.

Andrea's \$100 check will be cut by Lew for next meeting.

Andrea needs to get eBlast out through GoDaddy account.

Andrea needs to get out SurveyMonkey.

New newsletter for July (for distribution mid-July).

Suggestions for topics: have a line that says if you're not a member, you are not getting info. You will need to get that through the website. Also draw attention to website address. Save the date for ice cream social. Because of construction, please do not plan on having access to the playground this summer. Safety issues, etc. Reminder to put your trash bins behind a fence per city ordinance. Article "Help Us Keep Our Neighborhood Beautiful". Add an article about goals for the HOA this year.

DGS Traffic Plans

Harvey Cohen reported on DGS traffic plan via email. A meeting was held and plans from other schools were presented.

Ice Cream Social

Date: August 12

DGS ok'd use of facilities on that day

RaeAnn reported plans to buy the ice cream cups and water

Debbie will contact Sprout City Farm for tours of gardens

No plans were presented for activities and ways to get neighbors interested in attending the event.

Lew will organize a sub-committee for planning the Ice Cream Social and send out a date for the meeting before next Board Meeting.

GWHS Principal Search

Debbie reported that it is difficult to get information since the Community Liason is no longer at GW. The GWHS website says that the Principal search has been narrowed to 2 candidates from out of district.

Buckley Annex

David reported that there are many meetings going on. He hasn't had a chance to attend all of them, but was planning to attend the next one. **David will report back.**

Agenda for Next Month

1. **1.Everyone needs to think of goals for the Board and send to Lew.**
2. **2.Everyone needs to email Lew with agenda items that should be discussed in the coming months.**

Safety

Ed discussed the crime report. No crimes in our neighborhood this month.

Ed reported that there is a Scat Officer for our neighborhood, Officer Schwartz. If you see a house that has concerning activities which are considered a non-emergency, call him at 720-641-1494.

Meeting Adjourned

1. **1.Meeting adjourned at 8:45pm. Next meeting is July 10th at 7:00pm at BMH Synagogue.**

July 10, 2012

Highlights: Visit from City Councilwoman Mary Beth Susman, Presentation and Q&A regarding Monaco Place Retail & Townhomes

Board Attendees: Lew Gaiter, Phyllis Hirschfeld, David Garrison, Debbie Rosenthal, Raeann Lampert, Jo Ann Markowitz, Meg Schomp

Guests: City Councilwoman Mary Beth Susman, Mark Herzog, Paul Hoskins, Ed Lampert, Lawrence Depenbusch, Jose Ricardo Sarabia Martinez (Ricky Serrabia Martinez)

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

June Minutes

The June 12, 2012 Minutes were reviewed and approved.

Action Items Report From June Meeting

After discussion between Lew G. and Jo M. regarding GWHOA Treasurer's position, Jo informed Board she was unable to fulfill her term as the Treasurer. David Garrison agreed to fill this position for the remainder of this two-year term (through 2014). If Jo is able to serve as an Assistant Treasurer in 2013, that would be a topic open for discussion with the Board at that time.

Raeann completed approximately 20 thank you notes to new GWHOA members since the last meeting.

GWHOA quarterly newsletter is ready for printing, with Andrea adding some final touches to this edition. A bi-monthly E-blast has been reinitiated and Meg will complete these to coincide with the quarterly newsletter Andrea prepares.

Presentation Regarding Monaco Place Retail & Townhomes

Architect Lawrence Depenbusch and property owner/developer Ricky Serrbio Martinez presented their proposed mixed-use development located at 295 So. Monaco (NW Corner of Alameda and Monaco). A narrative was distributed (attached) and discussed. Essentially, this project will improve the 4 existing lots to include both retail and 5 townhome units (located above the retail space). The development would include 20,000 square feet which would include 8,000 sq. ft. of retail at ground level, with townhomes located above, making the building 3 stories, with surrounding above ground parking (41 total spaces, including covered parking for each of the 2 spaces allotted for the townhomes). Construction would be masonry and stone and would have an upscale flavor congruent with the neighborhood architecture, and stores which reflect the demographics of the neighborhood. The egress and curb cut would be facing Monaco. No curb cut would be possible on Alameda due to the current location of the bus stop on Alameda. Neighbors who attended tonight's meeting expressed concern over the increased density and traffic. The lots are currently zoned single-family, so will

require support from the City Council and Planning Office. A Development Plan must be approved by the Planning Commission and requires Public Hearings. The architect and developer requested a letter of approval from the GWHOA. Other HOAs from the 4 surrounding neighborhoods are being approached, as well. **GWHOA will discuss at next meeting and determine status of support, Meg will get back in touch with Mr. Deppenbusch with any further questions and Lew contact architect regarding final outcome of GWHOA decisions.**

City Council Updates

Mary Beth Susman discussed the **Buckley Annex**, including:

1. •traffic patterns and traffic calming (reducing number of lanes along Lowry Blvd. which is main artery from 3 to 2 lanes);
2. •Net Zero energy use development plans which include maintaining the existing berms along Monaco and 1st Ave. as a way to reduce consumption:
3. •Developing strategic plan regarding providing public school for the Buckley Annex families (estimate the need for 120 elementary students, with Whitman being considered being returned to its original status as a neighborhood school).

Lowry Vista will finally have a fire station at Alameda and Zinnia, with completion hoped to be in January. No other development plans have been discussed at this point for this parcel of property.

Colorado Boulevard and Ninth Ave., located where the University Hospital campus used to be, is now undergoing some changes in developers, with plans for a Walmart to be included on this site and totaling 117,000 sq. ft. This development would include demolishing 23 buildings and provide mixed use residential and retail, including the Walmart and Trader Joes. The location of Walmart in this Congress Park neighborhood has been very controversial, despite plans to make the store architecture more congruent with the styles in the neighborhood and the plans for underground parking.

Hangar II at Lowry, while its developers, Larimer Associates hoped for a larger restaurant row at this location, a slump in the market has caused there to be delays in developing this property. The Lowry Beer Garden has been successful so far, and was hoped to attract others to further develop this property.

Treasurer's Report

Lew reported that our current balance in the checking account was \$5,696.51. Following the Jo Markowitz resigning her position as Treasurer, Raeann Lampert moved that David Garrison be appointed to the GWHOA Treasurer's position, Phyllis Hirschfeld seconded the motion, and it was unanimously approved. It was further resolved that the President (currently Lew Gaiter) and Treasurer (David Garrison) would be the signors on the GWHOA checking account.

David and Lew will meet to develop the GWHOA Budget for consideration and approval by the Board at our next monthly meeting.

Buckley Annex

Meg agreed to be the GWHOA representative for this project in lieu of David G. accepting the newly appointed role as Treasurer. No further updates were discussed following the City Councilwoman's presentation regarding the LRA's conveyance of the Buckley Annex as described above.

Ice Cream Social

Will be held on Sunday, August 12, from 1-4 PM at the Denver Green School. Raeann and GWHOA Board member, Jean Diner, will get ice cream and waters for the event. Meg will initiate scheduling a committee meeting to determine and confirm further plans for this event. David suggested finding out if food trucks from Civic Center's Food Truck Row would consider selling food at the Ice Cream Social. Debbie requested that Meg put out a Save-The-Date E-Blast to our residents who have given us e-mail addresses.

Safety Report

Ed Lampert reported that a District 3 community meeting was being held this Thursday for any community members who want to attend. Ed also reported that thefts from cars has increased. He reported that there had been a burglary on Oneida.

Inter-Neighborhood Cooperation (INC) of Denver

Debbie Rosenthal reported that INC had requested a donation again this year to INC's Dollar Dictionary Drive (DDD), and she made a motion that the GWHOA support this project where third grade DPS students are given pocket dictionaries. The program is made possible from donations from individuals and HOAs like ours. Phyllis Hirschfeld seconded the motion that GWHOA make a \$100.00 donation to this DDD project. Lew requested that Meg speak to our current INC liaison, Jane Lorimer, to give her the check and to clarify if Jane will remain our contact person.

DPS Liaison's Report

Debbie reported that a Denver Green School traffic calming committee was still meeting with the DGS partners and our GWHOA contact persons, but that it would take some time to fully develop a plan, since DGS is focusing on getting the new Middle School Cottage opened by mid-August, before school begins. Debbie also reported that a new Principal had been selected for George Washington. Debbie has briefly talked to this individual, and that he will need to get the school year started before he is able to meet with our group.

The meeting adjourned at 8:45 pm and the next scheduled GWHOA Monthly Board Meeting will be on Tuesday, August 14, 2012, at 7 PM at the BMH-BJ Synagogue.

Meeting Adjourned

1. Meeting adjourned at 8:45pm. Next meeting is August 10th at 7:00pm at BMH Synagogue.

August 14, 2012

Highlights: Ice Cream Social recap

Board Attendees: Lew Gaiter, Raeann Lampert, Andrea Hauptert, Jeanne Diner, Meg Schomp, Phyllis Hirschfeld

Guests: Ed Lampert, Mike McGuire, Elaine Lichterman

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

July Minutes

Minutes were read and approved.

Treasurer's Report

Lew reported \$5,756.55 current balance.

Andrea submitted \$553.35 for reimbursements for newsletter and ice cream social.

Ice Cream Social Report

RaeAnn reported on the event. The big success was outreach to the kids.

RaeAnn will tally the numbers for attendance. **RaeAnn will also compile the new members' information and send it to Andrea for addition to the official member list.**

Follow up: according to RaeAnn's list, 35 households attended the ice cream social. Of those, 14 were either current or former Board members.

Newsletter and Neighborhood Survey

Andrea reported on the latest newsletter. Based on discussions at the Social, people are enjoying the newsletter and the eBlasts and the new format/design. The HOA visibility is increasing.

Andrea will talk to the distribution company and supply a new map to make sure that all newsletters are being distributed.

Elaine Lichterman suggested distributing newsletter to churches, businesses, etc.

The neighborhood survey results were published in the newsletter. **Andrea will compile the report for the next meeting.**

In addition, it was suggested to look into improving lighting on the streets.

Andrea moved to form a signage committee, Meg seconded. Andrea, Meg, Ed, Lew will be on the committee.

INC Report

Meg presented the INC report. The dictionary drive was successful. Thank you to GWHOA for their donation. Oct 13th is a neighborhood conference sponsored by INC. INC meetings are the second Saturday of the month at 8:30am.

Safety

Ed was not able to attend the cop shop meeting this month to give a report.

President's Report

Lew discussed whether the Board will be writing a letter of support for the proposed development at Monaco and Alameda as discussed at July's meeting. Discussion ensued. Andrea moved to support the letter, RaeAnn seconded. **Lew will write a letter and send it to the Board for approval.** Phyllis suggested finding out what the process is for this development so that neighbors can get involved.

Lew will follow up to find out the process.

Meg discussed the issue of the weeds on Quebec. Phyllis showed concern with what are we doing with membership dues money if not to clean up the neighborhood? **Meg will research and report for next meeting.**

New Business

- 1. Andrea asked that Lew go over the procedures for meetings. Are homeowners welcome? Why can we not start on time? Who is running the meeting? Etc.**
- 2. Andrea requested that we make a formal budget, that we make goals, and that we review the bylaws. Andrea will compile a new survey to find out what the Board should spend dues money on.**

Meeting Adjourned

1. Meeting adjourned at 9:00pm. Next meeting is September 11th at 7:00pm at BMH Synagogue.

September 11, 2012

Highlights: EBlast procedures, The Great CleanUp Proposal

Board Attendees: Lew Gaiter, Raeann Lampert, Andrea Hauptert, Jeanne Diner, Meg Schomp, David Garrison

Guests: Ed Lampert

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

August Minutes

Minutes were read and approved.

Treasurer's Report

Lew reported \$5,756.55 current balance.

RaeAnn submitted receipts for reimbursement.

Meg requested an itemized accounting for the ice cream social and other expenses

Buckley Annex Future Development

Three buildings are slated to be demolished starting soon. All material from the demolition will be recycled.

Issues have been raised about the wildlife that will be displaced. Talks will begin with the Dept of Wildlife.

Truck routes for construction will be along Quebec and Alameda.

Contractor selection begins in September. Demolition begins in October.

Ice Cream Social

Andrea will send the updated database to David. David will convert to Google Doc and send everyone the link. David will also print a hard copy for RaeAnn.

Total spent was around \$1300.

INC Report

Meg presented the INC report. The dictionary drive was successful. Thank you to GWHOA for their donation. Oct 13th is a neighborhood conference sponsored by INC. INC meetings are the second Saturday of the month at 8:30am.

Neighborhood Survey

Andrea presented the survey results. Results will be presented in the next newsletter and on the website.

eBlast

Discussion centered around the value of the eBlast. Meg reported that the neighbors have contacted her thanking her for the information. RaeAnn was concerned about the frequency of the eBlasts. It was discussed that the eBlasts will only go out 2-3 weeks or as needed.

President's Report

Letter of support for NW corner of Alameda and Monaco

-Lew presented the report that was sent on our behalf

Weed and trash control

-Lew raised the concern that if the HOA pays for the weeds and snow on one stretch, it will be difficult to say no to others going forward.

- Discussion went back on forth with concerns about legality, responsibility and the future.

- Andrea requested tabling the discussion until the proposal below can be discussed and may introduce this issue in a different way

Procedures

- Lew discussed how guests are treated. There are three types of guests: invited speakers, guests who come to listen, and guests who have an issue to discuss. Only speakers should be invited to sit at the table. Other guests shall be asked to sit behind and will not actively participate out of turn.

The Great Cleanup

Andrea presented her plan for The Great Cleanup. The proposal is attached. A motion was made and seconded to consider the proposal and discuss at next month's meeting.

New Business

Ed reported that Jo is entering hospice and will need to vacate her position on the board. Discussion about what we, as a board, can do to help beyond sending a card. **RaeAnn will research the cost of repairing the fence.** If it's less than \$200 it was approved to go ahead and repair the fence.

Meeting Adjourned

1. Meeting adjourned at 8:30pm. Next meeting is October 9th at 7:00pm at BMH Synagogue.

October 9, 2012

Highlights: DGS accolades, eBlast clarification, Board position open

Board Attendees: Lew Gaiter, Raeann Lampert, Andrea Hauptert, Jeanne Diner, Meg Schomp, David Garrison, Debbie Rosenthal, Phyllis Hirschfeld

Guests: Ed Lampert

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

September Minutes

Minutes were read and approved.

Treasurer's Report

Lew distributed a newly formatted report which shows line item expenses and deposited. The current balance is \$4,459.49

Education Report

There was some confusion about who would be the liaison going forward (Debbie or Meg), Debbie clarified that she would like to continue in the position.

With regards to traffic, DGS thinks that the situation is better.

The DGS isn't as "green" as they hoped, but everyone is pleased.

DGS just received their SPF ranking as a green school which means that they are exceeding expectations.

The new Principal at GWHS is Micheal Johnson. He comes from Jeffco and is very excited about GW. **Debbie will invite Mr. Johnson to next month's meeting to speak with the board.**

Debbie will check with DGS to see about the possibility of holding one or more meetings there.

Debbie will inquire about next month's meeting being at 6:30 and include a tour of the new facilities.

Communications Report

Andrea reported that she is considering resigning from the board. Discussion ensued about relieving Andrea of some duties. **Lew volunteered to try to recruit someone from the neighborhood to head a committee for the newsletter advertisements and the website.**

**Andrea committed to having the next newsletter ready for Halloween distribution.
Andrea will send the advertiser brochure and contract to the board.
Andrea will make a list of small duties that she has taken on and send to Debbie to write an article for the newsletters skiing for volunteers.**

E Blast

Meg spoke to what her understanding was with regards to the eBlast.

There was concern that was brought up about the length of the news stories and the timing of the eBlasts.

It was decided to continue with the eBlast with the following parameters: Referencing websites and sources in the eBlast articles. She will work on shortening the size of the articles. EBlasts will go out on the first and third Monday of the month.

Meg did not wish to continue with the eBlast on her own. If the board would like to continue, someone will need to be found who can manage the communication.

Buckley Annex

Still on track to get approval from City Council. Discussion this month centered around parking issues.

INC Report

Meg distributed the INC report.

Old Business

RaeAnn reported that she found someone to do Jo's fence for \$377. RaeAnn was able to add to the board's \$200 gift through donations. RaeAnn will continue monitoring the project.

New Business

Meg submitted her resignation from the board stating a sense that she was not in alignment with the current board's values and goals. Debbie subsequently agreed to take over the position of VP in Meg's place.

Meeting Adjourned

1. Meeting adjourned at 9:30pm. Next meeting is tentatively set for November 13th at 6:30pm at The Denver Green School.

November 13, 2012

Highlights: Denver Green School Middle School tour, GWHS new Principal introduction, eBlast future, new advertisers

Board Attendees: Lew Gaiter, Raeann Lampert, Andrea Hauptert, Jeanne Diner, Debbie Rosenthal, Phyllis Hirschfeld, Heather Wilson

Guests: Ed Lampert, Micheal Johnson, Tangia Al-Awaji Estrada

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

Middle School tour

Frank Coyne was unable to be there, but a teacher showed us the facilities.

October Minutes

Minutes were read and approved.

Treasurer's Report

The current balance is \$4,309.73

Education Report

Micheal Johnson (President) and Tangia Al-Awaji Estrada (Communications Liason) from GWHS spoke about the direction of GW.

Debbie made a motion to purchase a \$100 brick to support DGS. The motion was seconded.

Andrea raised concerns about the practice of spending HOA money and suggested that we be certain that the money we are spending is in line with our mission. It was deemed that this expenditure does indeed support the HOA mission.

Communications Report

Andrea handed out advertising brochures and divvied up advertisers as follows:

Debbie - Nonna's and Bagels

Heather - Teriyaki, Nails, Walton's donuts

RaeAnn and Jean - Body Shop, Papa Johns, Monaco Inn

Lew - Brothers BBQ, Chipotle

Phyllis - Fat Jacks

Everyone should contact their advertisers by the next meeting.

Neighborhood Clean Up campaign

No one showed interest from the community so it was agreed to not pursue it further.

Phyllis suggested trying again as block parties instead of a whole neighborhood party. Maybe the HOA could sponsor zone parties. Andrea will put together a zonal plan for the next meeting which would include zone leaders, job descriptions, identification of people who need help, a plan for zone parties, etc. use Hurricane Sandy as an impetus for collecting contact information and zone plans.

eBlast

Andrea brought up that there was some concern about the dropped eBlast. Suggested that we discuss the eBlast next meeting. Heather and Andrea will come up with rules and best practices for next meeting. Heather will take on the eBlast going forward.

Safety Report

Ed reported that the police are concerned about Heroine use and the sale of it all over town. No major crimes to report in our neighborhood.

Meeting Adjourned

1. Meeting adjourned at 8:20pm. Next meeting is December 11 at 7:00 at BMH Synagogue .

December 11, 2012

Highlights: INC report, new advertisers update, BMH donation, upcoming projects

Board Attendees: Debbie Rosenthal, Raeann Lampert, Andrea Hauptert, David Garrison, Heather Wilson

Guests: Ed Lampert, Jane Lorimer

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

INC Report

Jane presented the INC report. Highlights included discussions about the lack of taxation on marijuana, the dictionary drive continuing, and the upcoming INC dinner where the HOA has two seats if we want to attend.

Jane also discussed the new membership pricing structure and encouraged us to consider paying more in membership to include our dictionary donation. **It was agreed that we will discuss this option at the next board meeting.**

November Minutes

Minutes were read and approved.

As a reminder, **Lew and Ed are still looking into signs for the neighborhood entrances.**

Treasurer's Report

The current balance is \$4,124.76

A motion was made and seconded to donate \$100 to the synagogue for use of their facilities. David wrote a check and gave it to Raeann.

Education Report

Debbie reported that the Green School paver project was successful.

Debbie additionally shared information about GWHS' initiative to increase school and community pride by forming a community committee. She suggested that we write an article in the next newsletter about this initiative.

Communications Report

Follow up from Board members' ad sales initiatives:

Debbie sold to Nonna's and the bagel store; Andrea reconfirmed ads with local realtors (Friedmans, Lampert, Halterman)

RaeAnn, David, Heather made initial contacts and **all will follow up before January 5th with Andrea**; Andrea will make contact with other local realtor, Heather will give contact info. **Newsletter for Q1 is slated to go out mid-January with membership renewal letters.**

EBlast

Heather will take over the eBlast. **Andrea and Heather will work together to get that set up.** A motion was made and seconded to purchase a two-year subscription to the eBlast service associated with our web address. The cost is \$7.99/month.

Community Action

Heather will gather ideas and create a proposal for zonal block parties. She will present this at the next meeting.

As a reminder, we **would like to discuss a community garage sale at a later date.**

Safety Report

Ed gave the report of crimes in the area.

Meeting Adjourned

1. Meeting adjourned at 8:20pm. Next meeting is January 8 at 7:00 at BMH Synagogue .