

**West Washington Park Neighborhood Association**  
**Board of Director Meeting Minutes**  
 Washington Street Community Center  
 Date: Oct 2, 2007  
 Call to Order: 6:36 PM

**Attendees:**

**Board:**

| <b>Name</b>     | <b>Position</b> | <b>Present</b> | <b>Absent</b> | <b>Proxy Given To</b> |
|-----------------|-----------------|----------------|---------------|-----------------------|
| Jamin Alabiso   | Board Member    |                | E             |                       |
| Charlie Busch   | President       | X              |               |                       |
| David Callaghan | Board Member    | x              |               |                       |
| Aleta Cass      | Board Member    | X              |               |                       |
| Terri Ficke     | Board Member    | x              |               |                       |
| Gertie Grant    | Board Member    | x              |               |                       |
| Ryan Guilford   | Treasurer       |                | E             | Charlie               |
| Jim Jones       | Vice President  | X              |               |                       |
| Anita Martin    | Secretary       | X              |               |                       |
| Barry Sarver    | Board Member    |                | E             | Anita                 |
| Sherri Way      | Board Member    | x              |               |                       |

**Guests**

Graham Cowling  
 Genevieve Young  
 Kevin O'Connell  
 Alan Blydenburg  
 Ken Hydman  
 Mark Ferrandino  
 Casey & Katie Cole  
 Frank Deserino  
 Heather O'Donnell  
 Scott Yates  
 Jerry Busick  
 Gloria LeFree  
 John & Jessica Bornhofen  
 Tari Ensign  
 Chris Nevitt  
 Diane Smith  
 Merce Lea

**Police Report:**

Bruce Kay, Tim Schwindt, Mark Marshall. String of auto thefts of 1993-1995 Hondas has been solved -- kids caught in Arvada. They were stealing them for joyrides and are now facing felony charges. Other crimes are down (burglaries and criminal mischief).

Merce -- 525 Alameda -- reports of cars stopping for short times in alley.  
 Neighbors brought up concerns about 2 properties:  
 101 South Emerson -- busted meth house.  
 954 E Bayaud turned into recording studio. Behind Ogden Street South. People coming and going at all hours.

General concerns about speeding and accidents on Washington & Emerson.

***Elected Officials:***

Introducing Rep. Mark Ferrandino, House District 2 Appointed to replace Mike Cerbo. Lives in Baker, active in HBNA . Took this role to help change and improve the way government works.

Chris Nevitt -- Chris working on ordinance for air conditioners in side setbacks. Currently you cannot invade the side setback with mechanical equipment. Planning office decided to make it an administrative review to get a variance. Set sound levels at 70 decibels which is very loud.

Now CPD wants to make it automatically allowable to invade side setback with equipment under 70 decibels. Chris's proposal would allow invasion of setback and bulk plane with evaporative coolers -- not air conditioners. EC is much more efficient and quieter than AC.

***Other Guests:***

Other guests were not present.

***Officer Reports:***

**President:**                      **Reported By:** Charlie Busch

**Report:** Newsletter is spawning response from people who can't be at the October meeting but want to give their opinion.

**Treasurer:**                      **Reported By:** Ryan

**Report:** The following treasurer's report was given at the meeting. Report as of September 30, 2007

CHECKING ACCOUNT

|                   |            |
|-------------------|------------|
| BEGINNING BALANCE | \$2,040.84 |
|-------------------|------------|

CREDITS

|                |            |
|----------------|------------|
| Account xfer   | \$-        |
| Donations      | \$-        |
| House Tour     | \$6,530.00 |
| Memberships    | \$15.00    |
| Newsletter ads | \$-        |

|               |            |
|---------------|------------|
| TOTAL CREDITS | \$6,545.00 |
|---------------|------------|

DEBITS

|              |            |
|--------------|------------|
| Account xfer | \$5,805.00 |
| Bank Fees    | \$-        |

|                         |     |
|-------------------------|-----|
| Donations               |     |
| Christian Indian Center | \$- |
| Epihiany Luthern Church | \$- |
| Other                   | \$- |

|                    |                           |
|--------------------|---------------------------|
| WSCC               | \$-                       |
| Total Donations    | \$-                       |
| Committee Exp      | \$984.28                  |
| July Picnic        | \$-                       |
| Newsletter         | \$-                       |
| Office Supplies    | \$-                       |
| PO Box Rental Fee  | \$-                       |
| Secretary of State | \$-                       |
| Web Site Expense   | \$-                       |
| TOTAL DEBITS       | \$6,789.28                |
| ENDING BALANCE     | \$1,796.56                |
| SAVINGS ACCOUNT    |                           |
| BEGINNING BALANCE  | \$12,218.95               |
| CREDITS            | \$5,805.00                |
| DEBITS             | \$-                       |
| ENDING BALANCE     | \$18,023.95               |
| TOTAL ASSETS       | <u><u>\$19,820.51</u></u> |

**Secretary:**                      **Reported By:** Anita Martin

**2 Email votes:**

**Motion:** 1.) Request from Grant St CC to support them in their grant for maintenance. 2.) Moeny for Ruby Hill.

**Maker:** Charlie                      **Seconded by:** Sherri

**Discussion:** None

**Votes for: 10   Against: 0                      Abstain: 0**

**Motion:** Move that the September board meeting minutes be approved.

**Maker:** Anita                      **Seconded By:** Jim

**Discussion:** None

**Votes For: 10   Against: 0                      Abstain: 0**

**Committee Reports:**

**Committee:** Zoning                      **Reported By:** Gertie

**Report:** Byers development will go ahead -- ordinance passed by City Council and so don't need variance. 2 liquor licences granted – Mona's: Hotel & Restaurant, Taki Sushi: Beer & Wine.

525 South Lincoln -- Neighbor noticed 5 men wearing ankle monitors at this location -- possible halfway house. Not allowed to have more than 2 people living in single location without pulling a permit. Action was taken by City. Only two men there now.

**Committee:** Membership                      **Reported By:** Charlie

**Report:** Total Records 370

Individuals: 523

Households: 309

Renewals: 3  
New Members: 3

**Committee:** Communications                      **Reported By:** Anita Martin  
**Report:** Newletters are out.

**Committee:** Home Tour                              **Reported By:** Anita Martin  
**Report:** Good day. About 600 people went through. Nothing but positive feedback. Baker is inspired to do one.

**Committee:** Land Use & Transportation                      **Reported By:** Jim Jones  
**Report:** Talked through Zoning Code Update. Update on Ruby Hill. Plan for Louisiana/Pearl is done, most of what we wanted got into that.

**Committee:** Crime & Safety                      **Reported By:** Gloria  
**Report:** New crimes in hood -- stealing checks out of outgoing mail. Also packages are being stolen.

**Committee:** Cop Shop **Reported By:** Merce  
**Report:** Graffiti meeting will be at WSCC on Tuesday the 16th at 6:30 p.m. Paint and wipes will be available. Would like 1 person per block to take care of their block. District 4 has started a graffiti task force, and are anxious to see how this works in WWP.

We have free bicycle helmets for children. Must come in with parent.

**Committee:** History                              **Reported By:** Gertie Grant  
**Report:** Landmark Commission will meet with Gertie.

***Other Business/Open Forum:***

ZONING

SPEER & WASHINGTON -- Rezoning from B-1/P-1 to R-3 with OD8 (overlay District 8). Motion passed 7-0-0 in committee.

**Motion:** That WWPNA support the rezoning. Motion passed 7-0-0

**Maker:** Jim                              **Seconded By:** Gertie

**Discussion:**

**Votes For:** 10 **Against:** 0                      **Abstain:** 0

**Motion:** That WWPNA Board send a letter to Denver Parks and Recreation supporting the 10 foot penetration into the recently enacted 40 ft Speer setback for balconies at the 247-255 Washington Street project.

**Maker:**                              **Seconded By:** Gertie

**Discussion:**

**Votes For:** 10 **Against:**                      **Abstain:**

935 S DOWNING ST, CASE NO 141-07. Hearing Date October 9, 2007. Appeal of a denial of permit to erect an addition to a single unit dwelling. Motion passed 7-0-0 in committee.

**Motion:** WWPNA take no position on this matter because the drawings shown at the meeting are incomplete and the neighbors have not had an opportunity to see the plans.

**Maker:**                              **Seconded By:** Gertie

**Discussion:** Kasey & Katie Cole brought plans that they showed the neighbors.

Neighbor present questioned whether the drawings were to scale and also said he doubted they were architectural renderings. They look like hand drawings to him. He does not like the height facing the street in the middle of the block. He questions the calculation of the height ie: where the midpoint was on measurement.

Neighbor at 917 S Downing is concerned about scale of building. Doesn't feel he has enough information from drawings as they are.

Charlie suggested going to BOA with concerns or having a meeting with owners, builder and neighbors to get everyone on board. Anne Davis suggested having a professional survey drawn up to determine measurements and midpoint. Kasey said builder has redone the plans based on new survey. Gertie suggested getting a hold of Jim Lindberg's pattern book to help with design plans.

**Votes For: 10 Against: Abstain:**

RUBY HILL -- Charlie

September 10th agreement has come about since last meeting. City is going to take Ruby Hill money to put together a task force to tax the xcel users 1% to underground transmission lines. RH still needs to find \$100,000 to hire experts to create the GID for the ballot, and marketing and publishing.

BOARD VACANCY -- Charlie

Dave Burrell/Grady resigned effective today. He was reelected in April so his term ends a year and a half from now. There have been at least three people express interest. Have to be a paid member at the time they become a director.

OCTOBER MEETING -- Charlie

Logistics and Assignments

Sherri will mediate discussion on 2 ways. Present facts one more time, and then give 1 minute each for opinions. Anne Davis will host pre and post wine in her backyard -- She lives behind the Bahai Center.

Charlie will get water

DONATION REQUEST FROM LINCOLN ELEMENTARY -- Diane Smith, Principal, Lincoln Elementary. Requesting funds for Young Ameritown Program where kids go and work a "job", elect city officials, etc to learn how businesses and towns interact. Cost is \$20 per child for this field trip/experience. Total cost would be \$700.

**Motion:** We will waive our 2 week waiting period for donations and vote on a \$700 to Lincoln tonight.

**Maker:** Charlie **Seconded By:** Gertie

**Discussion:**

**Votes For: 10 Against: Abstain:**

**Motion:** WWPNA will donate \$700 to Lincoln Elementary for the Young Ameritown Program as soon as Ryan can get back and write the check.

**Maker:** Charlie **Seconded By:** Terri

**Discussion:**

**Votes For: 10 Against: Abstain:**

DONATIONS FROM HOUSE TOUR tabled until next meeting.

OTHER --

Louisiana / Pearl -- Sherri

Working group sessions have concluded. We are now at the end of the process. We were very successful in protecting the livability and single family character of the corridor. Will be heard at Council on October 8.

**Motion:** Sherri and Charlie will write on behalf of WWPNA a letter of support for the Louisiana/Pearl light rail station plan.

**Maker:** Jim **Seconded By:** Gertie

**Discussion:** Chris Nevitt has requested a 1 hour public hearing at Council on this. Sherri will attend the meeting.

**Votes For: 10 Against: Abstain:**

101 South Emerson -- Graham Cowling and neighbors from 100 block of South Emerson. 101 S Emerson was busted as a meth lab in June. Prior to that there was other illegal activity there. The property is in bad shape also. Neighbors want to enforce improvement of this property and

background checks of renters. Neighbors are putting together a letter, Would like WWPNA to advise on procedure and write a letter of support.

Owner of property lives at 115 S Emerson. That property is also a mess.

Health & Human services have ordered one cleanup and then another at 101. Police, NIS have also been involved, but they cannot go inside due to contamination, etc.

Charlie suggested getting it designated a Nuisance Property. This forces the owner to sell, upgrade or have it condemned. Merce will check on procedures for this. Sherri will write a letter of support.

Adjourn: 8:57PM