**January 8, 2013**

**Highlights:** Block Party research, Ice Cream Social plans

**Board Attendees:** Debbie Rosenthal, Raeann Lampert, Andrea Haupert, Phyllis Hirshfeld,

Heather Wilson

**Guests:** Ed Lampert, Judy Taylor

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

**INC Report**

**Lew will contact Jane about the INC membership levels and make a decision**.

**December Minutes**

Minutes were read and approved.

# Treasurer’s Report

The current balance is $3,888.79

Ad money has been received from the bagel store, Ed Lampert and Wendy Glazer. **Still waiting on Friedman, Halterman, Auto Body Shop, and Nonna's**

# Education Report

GWHS is having a production of Fiddler on the Roof. No info on dates yet. **Debbie will get and send info to Andrea to add to newsletter.**

Concerns were brought up about an email from DGS sent to the neighbors with regard to how they got our member list. **Debbie will research** as we are unclear who actually received that email. It was reiterated that we do not share our member list with anyone.

# Communications Report

Andrea reported that she was short on content for the next newsletter and was having a difficult time keeping up with the advertisements. Discussion about how the Board can help with writing the articles resulted in Heather’s suggestion that each Board member be responsible for one area of content for each newsletter. W**e will discuss that idea in more detail at the next meeting.** Further discussion about whether it was appropriate to wait on the newsletter until Q2 yielded concerns about the membership drive being late and the notice for the annual Board meeting being late. It was decided to push this newsletter through in January and to have another one in March advertising the annual meeting.

# EBlast

An eBlast went out about the GW exchange students.

Discussion was reiterated that the eBlast should not be a community update but should be an "Act Now"

# Community Report

Heather summarized what the City requires to hold a block party.

Discussion was on the table to go back to the ice cream social but to re-work it to be later in the evening and to offer it two times in the summer. Coordinate the first to be before the newsletter so that you can write an article about it. Invite them to bring dinner or get dinner from a food truck and then we provide the ice cream.

**Heather will get out a survey** asking how to make the social better, would you prefer block parties, etc.

Send out a draft to Board.

Additional discussion around the annual meeting format being changed to be a community forum instead of HOA reports. It needs to be advertised as a give rather than a listen. **More discussion at next meeting regarding format.**

# Safety Report

Ed gave the report of crimes in the area. There was one break-in in our neighborhood at a vacant house.

# Other Business

Judy Taylor was unanimously added to fill the vacant Board seat. **Judy needs to email her address, phone and email to the Board so she can be included on communications.**

# Meeting Adjourned

1. 1.Meeting adjourned at 8:20pm. Next meeting is February 12th at 7:00 at BMH Synagogue .

**February 12, 2013**

**Highlights:** Block Party research, Ice Cream Social plans

**Board Attendees:** Raeann Lampert, Andrea Haupert, Phyllis Hirshfeld, Heather Wilson, David Garrison, Judy Taylor

**Guests:** Jane Lorimer

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

**January Minutes**

Minutes were read and approved.

# INC Report

Jane reported on INC motions re: marijuana regulations, Henzel Park open space, and the dollar dictionary program.

Jane presented the membership options. A motion was made and approved to pay $50 for membership and $100 for dictionary drive.

# Toomey Fence

Jane Lorimer presented Toomey's proposal for a 10ft. fence. Toomey's complaint is noise and unsightliness. Toomey's are looking for a letter of approval from the HOA. It was decided that **Lew will write a letter of no objection.**

# Treasurer’s Report

David reported collecting 87 memberships.

Balance prior to membership deposits is $3801.18

**Still waiting on Auto Body Shop to pay for ad from Q1**

**Andrea will send the membership form to Heather for inclusion in the eBlast and link it on the website.**

**Education Report**

Debbie submitted a report via email

# Communications Report

In preparation for the next newsletter, each person will submit an article.

Heather will write about kids and families.

Andrea will do a gardening article

Judy will write about speeding and traffic issues

Lew will write about membership

Phyllis will do a community calendar

Ed will write a safety letter

David will think of something

**Everyone needs to bring their articles to next meeting**

# EBlast

**Andrea will research the account and find out why we can't get in again.**

Heather requested that everyone send tidbits as they get them for the eBlast.

About 25 people have responded to the latest survey about the ice cream social but its not a clear mandate to continue.

**Annual Meeting**

Heather will organize a meeting to discuss and create a plan to present at next meeting.

**Safety Report**

RaeAnn gave the report of crimes in the area.

# Neighborhood Signs

Lew reported that he found the contact for the signs. We have to pay for the materials and the city will install them. **More info to come.**

# Meeting Adjourned

1. 1.Meeting adjourned at 8:40pm. Next meeting is March 12th at 7:00 at BMH Synagogue .

**March 12, 2013**

**Highlights:** Membership Update, Annual Meeting and Community Forum

**Board Attendees:** Lew Gaiter, Raeann Lampert, Andrea Haupert, Phyllis Hirshfeld, Heather Wilson, David Garrison, Judie Taylor, Debbie Rosenthal

**Guests:** Ed Lampert

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

**February Minutes**

Minutes were read and approved.

**Treasurer’s Report**

David reported collecting 132 memberships.

Balance prior to membership deposits is $6,036.21

**David will send the updated membership to Andrea for the membership reminder letter which will be included in the next newsletter.**

**Regarding a comment from the membership, Debbie will research getting "No Soliciting" signs to sell or give out at annual meeting. Otherwise, David will buy some at Home Depot.**

**Education Report**

Debbie reported that GWHS won $4000 for a breakfast challenge. More info in the newsletter. Denver Green School will hold its annual auction at an art gallery downtown. Tickets available on school website.

Red house in DGS parking lot is accepting clothing donations. Proceeds go to DGS.

Chickens are coming to DGS from Sprout City Farms. Egg shares are available for this year. Debbie reported that she spoke with DGS about their flag protocol. They seem unresponsive but we will keep an eye out and address it at next meeting.

**Communications Report**

Andrea will get the newsletter out one week before the annual meeting. The newsletter will include a second request for membership. **Newsletters will be assembled at Andrea's house on Sunday, March 24th at 2:30pm. All are asked to come and help.**

**EBlast**

Heather reported no new ice cream social surveys. New Board will address the issue in May and will try again for another year.

Question: How do we get people to open the surveys? We will just keep sending and get people used to seeing them.

**Heather will send out eBlasts two weeks before the annual meeting and a few days before as well.** EBlast will draw attention to membership requests in newsletter as well as Annual Meeting agenda.

**Neighborhood Signage**

Lew researched the signage. We have to purchase the material, but the City will install them. Discussion with the neighborhood will occur at the annual meeting. Lew will continue to pursue this option.

**Safety Report**

Ed gave the report of crimes in the area.

Ed discussed a new program through Denver Police Dept. The program, NextDoor, focuses on social networking within your neighborhood.

**Annual Meeting**

Annual meeting will be April 9th at 7:00 - 9:00.

Heather presented the agenda which included a social hour, neighborhood "State of the Union" by Lew, Community Forum, New Board Members (3 vacancies).

**David will buy door prizes ($50-Nonna's, $25-Brothers BBQ, $25-Chipotle.**

**Lew will get raffle tickets from Paul or buy a roll from Office Depot.**

**David will buy pastries, cups, lemonade, coffee, napkins, water**

**Andrea will bring chart paper, sticky notes, pens, markers**

**Raeann will get name tags, pens, basket for door prizes**

**Andrea will create a voting ballot and a slip of paper that days door prizes at end of meeting, signs for chat stations, sign in sheet with emails.**

**Lew will email Andrea about yard signs** (need to know how many we have and what they say, also need to know how many sets of hardware we have) **Andrea will order new yard signs if necessary.**

**Meeting Adjourned**

1. 1.Meeting adjourned at 8:45pm. Next meeting is the Annual meeting and Community Forum on April 9th at 6:45 at DGS.

**April 12, 2013**

**Title of Meeting:** Annual Meeting and Community Forum

**Time and Location:** 6:30pm at Denver Green School

**State of the HOA**

Debbie updated the neighbors in attendance on the items that the HOA worked on over the past year. Items she highlighted are increased focus on neighborhood communication via eBlasts, newsletters and website; zoning issues in and out of the neighborhood; contributions back to the community.

**Open Forum**

Anne Callison raised a concern about term limits for Board members. She was concerned that without term limits, there are a few people sitting on the Board that need to leave. No discussion ensued. She was directed to raise her concern at the HOA Board station during the small group sessions.

Anne Callison made a motion to vote on the HOA and the neighborhood fighting agains a retail center being allowed on the Watson's property at Alameda and Quebec. After discussion, a vote was taken. The vote was majority in favor of fighting a possible zoning change with 5 not in favor and 1 abstention. It was decided that further review with Mary Beth Susman was needed. **The new Board will invite Susman to come speak to concerned neighbors in the topic.** Anne Callison registered a concern about the Buckley Annex and complained that the Board needs to be more involved in the process. Meg Schomp voiced her opinion that it is too late to get involved in that process. **The new Board will look into this issue as well.**

**N**eighbors seem to be expressing a need for more information in the a buckles Annex and other community projects. The Board should address how to get involved in the upcoming months.

**Community Forums**

Debbie explained the six stations: Education, Safety, Community Engagement, Social Activities, Neighborhood name and signage, HOA Board.

Each person was encouraged to visit each station and give input on ideas, concerns, etc. **The ideas were all collected and will be addresses at the next Board meeting.**

**Board Member Vote**

Lew and Andrea were elected to another term. Jan Friedman was elected as a new Board member. No other volunteers came forward to fill the remaining two seats. However, Neil Rosenfeld and Ann Martin expressed an interest in attending the next meeting to gather information about joining the Board and Laurie Brock expressed an interest via email in forming a networking committee.

**Meeting Adjourned**

Meeting adjourned at 8:45pm. Next meeting is the monthly Board meeting on June 9th at 7:00 at BMH Synagogue (May meeting is cancelled due to Jewish holiday). **An eBlast should be sent out to announce the upcoming Board meeting and the open seats.**

**Annual Meeting Notes**

**Name of Neighborhood and Home Owners Association**

Background Info: The HOA has been researching signage for the neighborhood and is now at a stumbling block deciding what the signage should say. A survey was sent out to neighbors asking for a vote on Winston Downs, Winston/Lee Downs or no signage. The majority of respondants chose Winston Downs, but there was still some opposition to dropping the Lee Downs reference in the signage. Along with that, the HOA, which is currently the George Washington Home Owners Association, is interested in changing the association name to reflect the name of the neighborhood. Below are the comments we have received:

*“We have always been GWHOA. Leave it alone.”*

*“Lee Downs makes up 1/3 of our neighborhood and should be represented in the name.”*

*“No one living in Lee Downs refers to their neighborhood as such. It’s always known as Winston Downs.”*

*“Lee Downs is a legal term used in the real estate industry to identify plots of land. That doesn’t concern us. We are Winston Downs.”*

*“It would be nice to have simple signage announcing our neighborhood. Winston Downs is easy and it’s what everyone already knows this area as.”*

**Neighborhood Committees**

Background Info: The HOA Board does not have enough man power to take care of all the concerns and suggestions on its own. We look to volunteers to help us form committees to address these. Here is a listing of the suggested committees that came out if the Annual Meeting. *Zoning and Land Use*

*Traffic Control*

*Neighborhood Clean Up*

*Community Involvement*

*New Neighbor Welcome Committee*

**Community Involvement Ideas**

Background Info: The HOA Board would like to be more active in bringing neighbors together and creating a stronger sense of community. Attendance at the traditional Ice Cream Social has dramatically dipped in the past few years. As such, we asked neighbors to give us some ideas of new events that they would like to participate in. Below are some ideas that have been shared:

*Block Parties*

*Neighborhood Garage Sale (annual)*

*Walking Group*

*Neighborhood Clean Up Day*

*Neighborhood Picnic with Music*

*Children’s Play Groups*

*Babysitting Co-op*

*List of neighborhood businesses (ex. babysitters, lawn services, snow removal, handymen, etc)*

*More Community Forums and increased advertising of monthly Board meetings*

**Neighbor/Neighborhood Concerns/Issues**

Background Info: Keeping in mind that our neighborhood is NOT a covenant-controlled community and that the Board is NOT a policing entity, we still try to educate neighbors about what is going on in the community and address concerns when appropriate. Below are some of the concerns that have been raised:

*"Lowry Redevelopment Association is over-developing and no one is stopping them."*

HOA NOTE: We, as an association, cannot dictate what LRA does and doesn’t do. The best we can do is inform neighbors of development plans and encourage concerns to be addressed to our City Councilwoman, Mary Beth Susman

*"Invite Mary Beth Susman to talk with the neighborhood and hear our concerns in person."*

HOA NOTE: Ms. Susman attends Board meeting when invited. Her presence is announced in the monthly eBlasts as well as the quarterly newsletter. Make sure to read the information that is disseminated so that you can attend a meeting with Ms. Susman. If you are not currently receiving the eBlast, feel free to sign up from the HOA website at [www.gwhoa.org](http://www.gwhoa.org/)

*"We need street signs installed to announce when street cleaning days are so that parked cars can be moved on those days."*

HOA NOTE: The Board will look into this

*“Too many cars sit rotting in driveways and on the streets.”*

HOA NOTE: This is against City ordinance. If you see this happening, please call the Sheriff’s Office at 303-295-4367 or call 3-1-1 to report the abandoned vehicle. Cars cannot sit parked on streets or in driveways longer than 72 hours.

*“People leave their trash barrels in the street long after trash day.”*

HOA NOTE: City ordinance states that trash barrels must be removed by 7pm on your trash day and should not be out on the street before 7 pm the evening before your scheduled trash day.

*“People are not storing their trash barrels properly.”*

HOA NOTE: City ordinance states that all trash cans/barrels must be stored on your property and out of public view. It is not acceptable to keep your trash cans next to your garage or on the side of your home unless they are physically out of public view.

*“We need to slow down the drivers in the morning and afternoon who are coming to the Green School.”*

HOA NOTE: The HOA is looking into adding speed bumps within the neighborhood and we have already called to complain to the Denver Police Department many times. You may have noticed that at the end of the school year, DPD was issuing tickets for this infraction and more.

*“We need a forum for reporting problems in the neighborhood like crimes, dogs barking, suspicious behavior, etc.”*

HOA NOTE: Given the diversity of our neighborhood population, there doesn’t seem to be any one acceptable form of communication for this. When there are items of concern, we do our best to include them in both the newsletter and in the monthly eBlast. If you are not currently receiving the eBlast, you can sign up at the HOA website at [www.gwhoa.org](http://www.gwhoa.org/). Newsletters are delivered to every home in the neighborhood quarterly.

*Traffic Control*

HOA NOTE: The HOA is researching ways to mitigate speed and the Denver Police Department has been out issuing tickets for speeding and rolling through stop signs. If you would like to volunteer to be on a traffic control committee, we sure could use a hand.

*Barking Dogs*

HOA NOTE: We cannot stop a dog from barking. Your best course of action is to have a civil conversation with the owners about the dog. If that doesn’t stop the problem, call animal control and report the issue.

*"Stop the amphitheater at the Denver Green School."*

HOA NOTE: We do not have any background information on this complaint. If you are concerned about the construction of the amphitheater, please let a Board member know more details.

*"Why did the Denver Green School not take out a permit on the new building or ask for public opinion? "*

HOA NOTE: The HOA will try to get more information on this issue

*"Residences being used to store business vehicles look bad and diminish the value of our homes."*

HOA NOTE: As long as the vehicles are not abandoned, there is nothing that the HOA can do about this situation. Neighbors are encouraged to address the situation together to come up with a fair solution for both parties.

*“Can it be announced that feeding wildlife (ex. squirrels, rabbits, etc) is not advisable. These*

*animals are cure but very destructive and they can carry disease.”*

HOA NOTE: we will include an article in the quarterly newsletter to address this.

*“Close Exposition and Quebec as a through street.”*

HOA NOTE: This is a City street which the neighborhood cannot simply close. However, if anyone is interested in pursuing this option, please volunteer to be on a traffic committee so that we can research and present options.

*“What is the City’s responsibility with regards to maintenance and upkeep along Monaco and Alameda (medians, devil strips, etc.)*

HOA NOTE: the City is responsible for upkeep and weed abatement on those streets. However, with the reduced watering schedules and decreased City budgets, neighbors should be advised that those areas will not look good this summer.

*Zoning Issues and Land Use*

HOA NOTE: the HOA will try to keep neighbors informed via the quarterly newsletter of zoning issues that pertain to our neighborhood. The complete Denver Zoning code is available at our website at [www.gwhoa.org](http://www.gwhoa.org/)

*“What can be done about the chipping concrete on the the curbs and gutters that the City replaced a few years ago? Some of us used the same contractor to replace our driveways and those are crumbling as well.”*

HOA NOTE: The driveways are the responsibility of the homeowners even though they may have been done at the same time and with the same company that the City contracted. However, the City is responsible for the curbs and gutters. To report the issue, dial 3-1-1.

*Why are properties for sale showing that Place Academy is our neighborhood school instead of the Denver Green School?*

HOA NOTE: This is an issue with the real estate agent re-purposing an old listing. We cannot fix this.

**June 11, 2013**

**HIghlights:** Annual Meeting Review, Neighborhood Picnic, New HOA name, Neighborhood Signage

**Board Attendees:** Lew Gaiter, Raeann Lampert, Andrea Haupert, Heather Wilson (no quorum present)

**Guests:** Ed Lampert, Debbie Rosenthal

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

**April Minutes**

Minutes were read and approved.

**Ice Cream Social**

The Ice Cream Social will be on August 18th from 4:00 - 6:00 at DGS.

Sprout City Farm would like to piggyback on the social to do a tour of the farm and a party atmosphere. Debbie will request a plan from Meg.

**New Officers**

The vote was held over due to low attendance at this meeting until next month.

**Annual Meeting Review**

The new and interested members from the Annual Meeting were not notified of the meeting and didn't attend. Lew will extend an invitation to the July meeting. There was only one new Board member that came out of the Annual Meeting, so there are still 2 open seats in the Board that need to be filled.

The notes were discussed. The questions and answers are below and they will be encapsulated in the next newsletter.

Andrea will synthesize the ideas and draft a new newsletter for next meeting.

**Neighborhood and HOA Name**

Using the results from both the neighborhood survey and the comments from the annual meeting, we discussed the possibilities for names for the neighborhood and for the HOA. Lee Downs makes up 1/3 of our neighborhood footprint, but siscussion centered around whether or not the residents of the Lee Downs area identify with that name or with the more generic reference to the Winston Downs area. It was proposed and seconded to refer to the name of both as the Winston Downs Neighborhood and the Winston Downs HOA. Since no quorum was present at the meeting, a vote will be held at the July meeting.

Neighborhood Signage No discussion.

**Meeting Adjourned**

Meeting adjourned at 8:45pm. The next meeting will be on July 9th at 7:00 at BMH.

**August 10, 2013**

**Highlights:** Neighborhood Picnic planning, New Annual Meeting date

**Attendance**

Members Present: Heather Wilson, David Garrison, Raeann Lampert, Judie Taylor, and Lew Gaiter Jr.

Members Absent: Andrea Haupert, Jan Friedland Guests: Lew Lampert

**7:15 – Meeting called to order**

Judie Taylor moved to approve July minutes, David Garrison seconded the motion

**Committee Reports**

**Treasurer’s Report** – Current account balance $7158.63. There are a few outstanding checks for expenses from the annual meeting. There will be a few more future expenses for the neighborhood picnic. In addition, it was noted that in 2012 we received dues from 219 members and so far for 2013, we have collected 176 members’ dues. There was some discussion of a more detailed treasurer’s report to be presented at the meetings.

\*David will work on a report/spreadsheet for the next meeting that shows the money spent from month to month as well money brought in.

**Communications-­‐** A new eBlast schedule was created. It was determined that eBlasts will be sent out monthly, on the the first Tuesday of the month. This is 1 week prior to the HOA monthly meeting. The eBlast will contain a link to the HOA website with the monthly agenda posted for public viewing. In addition eBlasts will contain information on other HOA news,

education news, community farm news, Lowry news, and district news. Comments were made that the most recent newsletter turned out very nice.

**Neighborhood Signage-­‐**

Lew noted that the new signs have been ordered from the city but we are still waiting to see or hear from the city when they will go up. The city will furnish and hang the signs using our funds. We were told there might not be a sign at every entrance into the neighborhood. \*Lew will follow up with the city to learn what progress has been made.

**Safety Report**

There were 5 police incidents this past month in our neighborhood. Our district, District 3, now has new boundaries. Our westbound border is the Platte River and the northbound boundary is

6th Ave.

**Neighborhood Picnic**

Communication-­‐ 1 more eBlast reminder will be sent out on Friday, reminding people to a\end and to bring their own shade structure. More next year \*Heather will send eBlast

\*All HOA members will also attempt to remind neighbors of picnics

Lew -­‐ Tents and tables -­‐3 tents and 2 tables have been ordered-­‐ Set up tents in grass area-­‐ 1 for band, 1 for name tags, water, ice cream, 1 for shade, band will be there, Call Mary Beth Susman

to remind her of the event. Complete signs and put out signs by Friday. Bring 2 coolers

RaeAnn-­‐ has ordered water and ice cream-­‐ bring coolers, assist with putting out signs

Ed-­‐ Has secured the fire truck-­‐ We will try to put fire truck on school playground pavement-­‐ in order to keep entire event on playground, instead of parking lot. -­‐ music will be there-­‐ signs out 14 by Friday-­‐ hopefully Ed and Judie can help get them out-­‐ 3 tents and 2 tables coming out, pick up Sat

Judie-­‐ has secured Face painter – we will have her set up under large playground shade structure. Make sure to get check from David for $25 to give to face painter.

Heather-­‐ Has purchased bike decorations, to be placed at a table under playground shade structure. Will bring 1 cooler

Andrea-­‐ Will purchase balloons and helium to go under school playground shade structure, secure food truck-­‐ to go on playground as well, speak with Sprout City Farms and bring chairs. Everyone -­‐ Be there at 2:30 to set up. Picnic starts at 4.

**New Business**

-­‐Barbara O’Brien-­‐ a candidate for school board has requested an audience at an HOA meeting. It was discussed that all candidates should be invited to a\end the HOA meeting in October.

-­‐There was discussion about moving the annual board meeting to the fall. This would eliminate a changing board during the summer and allow for an active board to more easily coordinate summer events. An annual meeting in October allows for the election of board members in the fall, and then annual goal setting can be done in the winter months when there is less activity in the neighborhood. It was moved by Judie Taylor and seconded by Heather Wilson that the annual board meeting be moved to October. In order to avoid waiting over a year for the next annual meeting and to facilitate this change quickly, the next WDHOA Annual meeting will be held on October 8th, 2013. Denver Public School Board Candidates and any other political candidates requesting an audience will be invited to briefly speak in October at the annual meeting. It was also determined that dues paid in the year will count for the year they were paid. So, 2014 dues will not be due until January, 2014.

-­‐The new HOA name needs to be registered with the city. We can then change the checkbook, and the new website will be created in the next month. \*Lew to register new name with the city

-­‐We have a volunteer who has offered to do a demographic survey of the neighborhood. It was determined to invite the volunteer to the next meeting to learn more. \*Andrea invite volunteer to September meeting

**2013 Goal Setting**

It was decided to table the goal setting meeting until after the October Annual Meeting. HOA members should start getting word out about meeting.

**September 10th, 2013**

**7:00 - Approval of Minutes**

**Attendance- Ed Lorimer, Raeann Lorimer, Jan Friedland, Judie Taylor, Andrea Haupert, Heather Wilson**

**Absent- Lew Gaiter, Jr, David Garrison**

* **Need update on signage- need transfer of new name- need spreadsheet from David – need to work on membership drive- Jane Lorimer can send us the form**
* **Minutes approved – Andrea moved to approve, Raeann seconded the notes**

**7:10 - Committee Reports**

1. *•Public Forum: Jane Lorimer re: neighborhood demographics survey*

*A demographic survey was done in 2003- mailed survey- with return envelope, there was a 32% response rate- 178 returned – good response rate*

*2009- Second survey- through email 109 responded, focused survey on the school*

*Other items in survey included- time lived in neighborhood, kids in home, asked for street names of survey respondents,*

*the demographics were used to get the city to help with maintaining Quebec, This time it would be good to get age categories, Since 2003 the average tenure has decreased,*

* *We need to determine what we would want on the survey- what are top concerns? Open ended, what do you want the HOA to do? Quarterly meetings that are topical, good information for real estate, solidifies relationship for schools,*
* *Jane also spoke of a concern about trash near GW- corner of Exposition and Monaco, perhaps school will help with maintenance of garbage removal*
* *Rae Ann will call principal at GW to look into trash*
* *Asked for volunteer to spear head the survey- TBD who will determine questions for survey*
* *Side conversation on people running stop signs in neighborhood- could we get fluorescent paint? Ed will call city.*

1. *President’s Report: City Notifications*
   1. *We still need to register the new HOA name with the city-*
   2. *There have been 2 notifications on fencing this month- The HOA only has 10 days to file complaint- One wood fence on the corner of Exposition and Quebec-- Poplar- And an 8ft fence made of cement/brick on Poplar- Because we are not a covenant controlled committee, it was determined the HOA will not take action on these notices- unless serious concern*
2. *•Treasurer: Membership Report/Update, Account Balance, 2013 Budget*
   1. *David- absent- board members need to be reimbursed due to purchases for the picnic- David still needs to complete a financial spreadsheet to contain the following: a line item budget, 2014 budget predictions, membership*
3. *•Communication: Website migration, eBlast*
   1. *Andrea and Heather will focus on creating the new website and facebook page to be released for October newsletter*
   2. *Judie’s email incorrect judiektaylor@gmail.com*
4. *•Neighborhood Signage: Update on Timing*
   1. *Lew absent*
5. *•Safety Report-* 
   1. *Some more activity – few more auto thefts*
   2. *Asked Ed to highlight our neighborhood, when presenting the safety report*
   3. *Need to thank Fire Dept- RaeAnn will buy sheet cake to thank them*

**7:50 - Neighborhood Picnic Debrief**

* Great outcome- hours seemed to be much better
* Activities helped- several new people-
* Not a lot of people picnicked do we need more time for next year?
* Heather to thank Meg at the farm for flower bouquets
* Notes for next year- more ice cream had 90 containers-
* How we can grow it? Increase population at picnic? Maybe get food truck? Popcorn machine?

**8:00 - Annual Meeting Planning**

1. *Time and Location* 
   1. *After much discussion, it was determined that HOA Annual meeting will be held in April as always- However, the old board will remain in office until September, the new board will take office in September and the members of both boards can work together in the summer, to help with summer activities and to make the transition from one board to another a bit more seamless.*

***Additional Business***

* DGS boundary changes were discussed, will the changes affect the school? Does the Board want to consider supporting the school in different ways to ensure the success of the school and ultimately help property values? Next month, the board will begin to determine its long term goals.

**8:45 - Adjourn**

**October 8, 2013**

**7:00 - Approval of Minutes-** moved to approve by Andrea, seconded by Lew

* Attendance- Andrea Haupert, Michael Miller- new HOA member [email-mmiller151@gmail.com](mailto:email-mmiller151@gmail.com) 526 S. olive way, 303-547-2544, Ed Lampert, Jan Friedland, Lew Gaiter Jr, David Garrrison,
* Absent- Judie Taylor

**7:10 - Committee Reports**

*• President’s Report:*

1. *Fences- We are receiving emails in regards to tall fences-8ft- the board has determined that neighbors will be encouraged to address complaints with city-*
2. *Boulevard One- Starting another round of meetings with each adjacent Registered Neighborhood Organization- Lew and Ed volunteered to keep an eye on meetings and attend if notified-*
3. *MLS Listings- DGS not showing as our neighborhood school- We worked with David Halterman on helping to address the issue. Michael will look into MLS listings to ensure DGS is listed as our home school for Winston Downs. Follow up with David- Andrea*

*• Treasurer:*

1. *Current balance- $5848.85 but there are still some outstanding checks Membership Report-Membership currently at 175 last year at low 200’s, perhaps by end of year a few more will trickle in- We will begin a new membership drive in January for 2014. We need to develop a plan for next year’s collections- how to ensure dues are collected- Also need to develop a written report with what we took in, what we are spending, and creating a budget. Andrea and Lew need to put Andrea’s name on checking acct. The PO Box is also incorrect in some areas. David is to email correct PO Box to Andrea and Heather so they can double check it.*

*• Communication:*

1. *Newsletter and website update- Heather wondered which local organization and news should be presented on eBlast. It was determined that all area- schools including GW, Hillel, DGS, and DAT should be approached. Heather will reach out to local institutions. We will also add a spot on the eblast, that invites organizations/people to contact us to be included–*
2. *Andrea presented newsletter draft- still needs some more information- safety and security, perhaps property value article, Buckley annex info..*
3. *Presentation of new website- and Facebook page- , website and FB page will be unveiled in next newsletter- add budget when available- add calendar to events page- can we add the calendar feature with go daddy? add a classified page to website*

*• Neighborhood Signage: Update- Lew presented- still working on signs- hang up on neighborhood name- traffic engineer show us as Virginia Vale-Lew will continue to work on -*

*• Safety Report-statistics pretty good right now*

*• School Report-– Harvest festival- concerns about traffic on Exposition- leads us believe a traffic/safety committee is needed*

**7:45 - Update on GW/RTD Trash Can (Rae Ann)-** Rae Ann called GW spoke to GW principal- he will look into trash-

**7:50 - Demographics Survey** *- review and finalize questions- discussion was tabled for next month -*

**8:00 - HOA Goal Setting** *–*

*What do you hope to personally contribute?*

*Responses from board members: Enhancing talents here, signage, community, beauty, social, show the value of HOA*

*What do we want to accomplish for the neighborhood? What are our goals?*

* *There was much brainstorming about what our goals should be: Topic included:*

1. *Beautification-shrubs, some trashy areas, contribute to the sense of pride in the neighborhood, need to clean up the perimeter of the neighborhood.*
2. *Soliciting- who do reach out to- to help with our mission?*
3. *Events- block parties, neighborhood picnics, rummage sales*
4. *Increase Property Values*
5. *Create more transparency*
6. *Communication- Facebook page, eblasts, newsletter,*
7. *Involvement- from the HOA member and the entire community- need to determine how engage more people*
8. *Budget- How will we fund our goals/spend our money? - What did we spend our money that Is important to the neighborhood? Do we need to fundraise more?*
9. *Annual Focus- Of all of this discussion- we need to narrow our focus for the year- start to do some long-term planning. It was determined that the board members will continue the conversation by email. Member s should email their thoughts 2 weeks prior to the November meeting in order to give members time to digest all information.*

**8:45 - Adjourn**

November, 2013

Only three people attended the November meeting due to the DPS Proposed

Boundary Change Meeting. All agenda items will be tabled until December.

**December 2013**

Board members in attendance:

Andrea Haupert, Lew Gaiter Jr, RaeAnn Lampert, Michael Milller

Guests:

Dave Halterman, Jim Mauck, Meg Schomp, Paul Hoskins, Robyn Glaser, Phyllis Hirschfeld,

**Monthly Boa**

**r7:00 - Approval of Minutes and Discussion of Action Items**

approved

**\*Transfer of checking acct and PO Box from Lew to Andrea**

- to be done

**\*Goal setting email conversations**

To be done- at meeting with our guests

**7:10 - Committee Reports**

***• President’s Report***

***• Treasurer Report***

$5826.64

***• Communication: emails from neigh***

Food drive- sent 216 – opened 37 – bounced 56

December eBlast- sent 216- opened 76 – bounced 17

November eBlast – sent 216 – opened 107

***• Neighborhood Signage Update***

We can put them up but must pay for them, buy them and, maintain them- form a committee to look into alternative signage possibilities.

***• Safety Report***

4 – break ins or car thefts in neighborhood- Many break-ins in Lowry recently.

***• School Report***

**7:25 - GWHS Meeting/Trash Can Report - Heather/Andrea**

* Continue to reach out – Check in with school again- brick and tree at school- RTD reach out to Jeff Becker

**7:35 - Sprout City Farms donation for Harvest Festival?**

Lew moved to give check for $200- unanimous vote -Lew- Saturday bank - We will give money to SCF. Lew and Andrea- - to determine when to get account transferred

**7:40 - Demographics Survey *- review questions; next steps***

Ask Jane if she will do the survey for us- give her the latitude- to do the survey

Do people want to be social? Add to survey…

**7:50 - DPS Boundary Change-**

Need to stay on top of the boundary change...Great showing of the neighborhood- work on fostering the relationship with DGS- Connect with Mike Johnson

**8:10 - HOA Goal Setting**

**\*Narrow to 3 - 5 areas of interest**

1. Perhaps craft a vision statement for the HOA

2. New Social Events- some ideas were:

* + Garage Sale- Summer
  + Picnic- summer
  + Clean up- Spring
  + Block Party – Summer
  + Fridays out Front
  + Restaurant Night
  + Harvest Fest

3. Inclusion/Participation/Community Engagement

* + Community partnerships- (SCF, Schools, Etc)
  + Board Reach Outs- to neighbors and key individuals- Sussman, Johnson
  + Guidelines for participation- define what we need help with- so people understand what we are looking for…
  + Fill open spots on the board and on committees
  + Do we need neighborhood representatives the Quebec St committee and anything else?

4. Beautification

* + Lights on campaign
  + Perimeters of neighborhood
  + Signage into neighborhood

**\*Form committees and goals**

- tabled until January

**\*Create deadlines (plan for execution, budget, deadlines)**

- tabled until January