**January 19, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Andrea Haupert, Joanna Milewski, Robyn Glaser, Jerry Shustrin, Blaine Christine

1. **Approval of Minutes and Discussion of Action Items**
2. Minutes approved
3. **Committee Reports**
4. **President’s Report**
5. INC Renewal - $40 level as per Jane’s suggestion
6. Renewed WDHOA with State – we are RNO
7. INC safety meeting on 1/26 info given to Jerry
8. Mike Johnson with DPS – interested in speaking at annual mtg.
9. **Treasurer’s Report** (2015 year end totals)
10. $1609.82 in Checking
11. $3500.99 in Savings
12. 237 households paid
13. 65 households have gifted $689
14. 85 households have contributed $1019 to escrow fund
15. Money to be kept in accounts until vote at annual mtg to move it
16. **Newsletter**
17. Stuffed all January newsletters
18. Delivery to all doors by 1/29
19. **Safety Committee**
20. Overall crime in neighborhood is down – keep vigilant
21. Keep outside lights on and no valuables in sight in cars
22. **Dine Out Night – Wed. Feb 3rd at The Tavern in Lowry from 5-8pm.**
23. Details being finalized with Andrea
24. Flyer stuffed in January newsletter
25. Robyn to put on Facebook
26. Reservations to be used with Sign-up Genius (listed on flyer)
27. Joanna to check on nametags and pens
28. All board members asked to attend from 5-8pm
29. **2016 Goal Setting**
30. WDHOA to continue as social not political group
31. Continue with Block Party, Friday’s Out Front
32. Discuss ideas for Halloween event, Safety Campaign, Perimeter Fund
33. Robyn to bring 2015 membership forms to Feb. meeting to review complaints

**8:30 – Adjourn**

**February 19, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Andrea Haupert, Joanna Milewski, Robyn Glaser, Jerry Shustrin, Tim Rooney and David Garrison

Guests in attendance: Jeff Weigel (looking for support to meet with Principal at GW about trash on school grounds along with maintence manager, Coach Finesilver – Andrea and Jerry to also go) and Patty Jo Streltzer (interested in hearing meeting)

1. **Approval of Minutes and Discussion of Action Items**
2. Minutes approved
3. **Committee Reports**
4. **President’s Report**
5. Shared neighbors complaint – remind group that we are social committee
6. INC is a political arm for neighborhood with Jane/Meg as representatives
7. Need to contact Debra about use of room for monthly meetings
8. Rework mission statement for Mar. meeting and vote on at annual
9. Mike Johnson with DPS – interested in speaking at annual mtg
10. Get update from Jane/Meg on INC – include in info report, invite to annual
11. **Treasurer’s Report**
12. $3351.82 in Checking
13. $3651.08 in Savings
14. 95 households paid
15. 36 households have gifted $365
16. 36 households have contributed $235 to escrow fund
17. Money to be kept in accounts until vote at annual mtg to move it
18. **Newsletter**
19. Clean up campaign to be sent in mail 2 weeks before annual mtg
20. Tim to print labels from Robyn’s spreadsheet
21. Will do next newsletter after annual meeting
22. Will include how to set up automatic messages about trash in next edition
23. Welcome Bags – still being done by Wendy?
24. Tim to include note about helping neighbors (Angel program)
25. Andrea to send eblast to ask for suggestions for newsletter
26. **Safety Committee**
27. Overall crime in neighborhood is down – keep vigilant
28. Keep outside lights on, garage doors down, and valuables out of cars
29. **Dine Out Night Follow Up**
30. Around 30 in attendance
31. Everyone enjoyed so do more often in winter months
32. East Kosher kitchen a suggestion for another time
33. **Annual Meeting Preparations**
34. April 12th from 6-9pm, place to be determined at March meeting
35. Andrea to discuss fees with secretary for room use/availability
36. Tim to ask Kartel (principal) at DGS for room use/availability
37. Guests to invite: Commander Dodge, MaryBeth Susman, Jane/Meg (INC), Mike Johnson (DPS), principal at GW
38. Andrea to design doorhanger and bring proof to March meeting for approval
39. Tim to set up delivery of doorhangers
40. Will utilize yard signs, Eblasts, and Facebook to advertise meeting
41. **2016 Goal Setting**
42. WDHOA to continue as social not political group
43. Continue with Block Party, Friday’s Out Front
44. Discuss ideas for Halloween event, Safety Campaign, Perimeter Fund
45. Andrea to fill in budget info with Robyn
46. **Review of Complaints on 2015 Membership forms**
47. Beautification – include yard upkeep and hiding trash cans
48. Traffic
49. Crime
50. Green School

**8:32 – Adjourn**

**March 15, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Andrea Haupert, Joanna Milewski, Robyn Glaser, Jerry Shustrin, Tim Rooney and Wendy Glazer

Guests in attendance: Petie Horton (having free library book box put in front of her house by end of March for everyone’s use – 588 S. Pontiac Way), Jan Friedland (interested in learning about what to do about people that leave trash cans out for long time – advised to call 311), and Brent Fahrberger, Assistant to Paul Kashmann of City Council District 6- which is all homes south of Exposition (to find out ownership of land off Exposition/Quebec, check on status of halfway house, and clean up measures of stairwell – he will report all findings to Andrea)

1. **Approval of Minutes and Discussion of Action Items**
2. Minutes approved
3. **Committee Reports**
4. **President’s Report**
5. Rework mission statement for Mar. meeting and vote on at annual
6. Mike Johnson with DPS – interested in speaking at annual mtg
7. Get update from Jane/Meg on INC – include in info report, invite to annual
8. Andrea to follow up with Lowry Tavern about Winter Dine Out results
9. Andrea to call Quebec meeting for clean-up in Spring
10. Andrea to check with Mary Beth Susman about rezoning status of Watson’s
11. **Treasurer’s Report**
12. $3920.27 in Checking
13. $3801.17 in Savings
14. 129 households paid
15. 47 households have gifted $480
16. 50 households have contributed $570 to escrow fund
17. Money to be kept in accounts until vote at annual mtg to move it
18. **Newsletter**
19. Clean Up Campaign to be sent in mail by April 1st
20. Tim to print labels for Robyn for Clean Up Campaign
21. Will do next newsletter after annual meeting
22. Will include how to set up automatic messages about trash in next edition
23. Welcome Bags – still being done by Wendy?
24. Tim to include note about helping neighbors (Angel program)
25. Andrea to send eblast to ask for suggestions for newsletter
26. **Safety Committee**
27. Overall crime is down 5% in whole district
28. Keep outside lights on, garage doors down, valuables out of cars, and vegetation trimmed away from house
29. **Annual Meeting Preparations**
30. April 12th from 7-9pm at Denver Green School
31. Voted and approved to pay $100 for insurance to school for use
32. Andrea to print door hangers and assign area for each board member for delivery
33. Andrea to invite: MaryBeth Susman, Jane/Meg (INC), Mike Johnson (DPS)
34. Andrea to send out Eblasts
35. Robyn to post on Facebook
36. Robyn to bring Neighborhood spreadsheet
37. Andrea to bring extra Membership forms
38. Andrea to bring vote papers
39. Andrea to bring sign up sheets for Dine-out
40. Joanna to make yard signs and put out in yards
41. Joanna to bring nametags, pens
42. Joanna to get food, decorations
43. Total budget for event is $200
44. Andrea to address openings on board at meeting
45. Jerry to speak about safety issues
46. Board members to help set up at 6pm on Tuesday, April 12th
47. **2016 Budget**
48. According to spreadsheet there is $700 carry over
49. Try to get more places to advertise in newsletter
50. **2016 Planner**
51. Wendy to be Friday Out Front Ambassador
52. Register by 6/26 for Denver Days
53. Discuss ideas for Halloween event, Safety Campaign, Perimeter Fund

**8:45 – Adjourn**

**April 14, 2015**

**WDHOA ANNUAL BOARD MEETING MINUTES**

**Board members in attendance**: Andrea Haupert, Robyn Glaser, David Garrison, Jerry Shustrin, Tim Rooney, and Joanna Milewski

Guests: Mary Beth Susman and Paul Kashmann (City Council), Michael Johnson (DPS School Board), Scott Lessard (George Washington High School Principal), and Meg Schomp and Jane Lorimer (INC Representatives)

1. **City Council discussed by Mary Beth Susman (District 5 Representative)**
2. Short term rentals are illegal
3. Alameda Street medians to get fixed within the next year
4. Quebec Street
5. Hour glass shaped and home to 23 million
6. City owns 15 ft right of way on either side
7. In 2019 to widen road to 2 lanes each side from 11th to 22nd
8. Plans to add a bike lane to Syracuse Street
9. Traffic is top priority of City Council
10. Long term solution is to create villages for 1 stop shopping
11. Discussions around transit options
12. Original grids of neighborhoods were made for walking
13. **City Council discussed by Paul Kashmann (District 6 Representative)**
14. Responsible for southwest corner of neighborhood
15. Roughly 10,000 people moving to Denver every year adding to traffic
16. Traffic lights upped ¾ second longer to meet ADA requirements
17. Many drivers cutting thru neighborhoods to avoid main street traffic
18. No speed bumps allowed in WDHOA because of snow plow use
19. Links for City Council members on WDHOA website
20. **School Board Update by Michael Johnson**
21. 20,000 students have entered DPS system since 2000
22. Graduation rate has increased by 65%
23. Dropout rate has decreased by 50%
24. Still working on initiatives to help with gap between whites and other ethnicities (Stapleton and Green Valley are highest)
25. Looking for ways to obtain capital needs for schools
26. **George Washington High School Update by Scott Lessard**
27. Ultimate goal to be best neighbor by keeping school cleaner & safer
28. No off campus lunches for 9th and 10th grade students
29. Facility Manager to handle East side of school including trash
30. School Resource Officer is great help with loitering and decreasing fights
31. IB Program change to 11th and 12th grade students
32. Part of Bond Program since one of 12 postwar schools looking for money
33. Goal for students to be good citizens
34. **Neighborhood (INC) Update by Jane Lorimer and Meg Schomp**
35. April 19th vote on short term rentals ordinance
36. Group meets 2nd Saturday of every month
37. Topics range from preservation of open space to I-70 develop plan, etc.
38. Committees include Parks & Recreation, Transportation, Public Safety, Fundraising (part of Dictionaries for Kids campaign) which Jane is chair, Education which Meg is chair, and Safety
39. Link to INC group is on WDHOA website
40. **State of the HOA discussed by Andrea Haupert (President)**
41. 550 homes total between Winston Downs and Lee Downs
42. Voluntary dues of $15/year for each household plus any donations
43. WDHOA to remain only a social committee to bring neighbors together
44. Perimeters are awful but very nice inside the boundary lines
45. Home values are up and higher than Lowry so lots of turnover
46. New neighbors receive a Welcome Bag from Wendy Glazer
47. Communication to neighbors using eBlasts, Facebook, and Quarterly Newsletters
48. Working with GW to continue trash pick up
49. Auto body Shop adopted bus stop and tries to empty trash weekly (INC awarded them with Good Neighbor Award last year)
50. Small staircase down to Leetsdale was cleaned up
51. Perimeters to neighborhood difficult to maintain
52. Not have easy access behind fences
53. XCEL came and trimmed trees
54. Plan to meet with Quebec neighbors since $1700 given to clean up
55. INC helped to get weeds destroyed by City due to fire hazard
56. Jobs by George group and Apartment manger helped last summer
57. Will apply for beautification grants when then they come up
58. Added 6 new neighborhood entrance signs to existing poles (took 3 years to obtain)
59. Block Party (partnered with Denver Days) was huge success and will be repeated this summer, TBD
60. Fridays Out Front to begin again in May and run through September
61. Requires only the use of driveway and bathroom
62. Still looking for more volunteers, submit to a Board member
63. Watch for signs and eBlasts
64. Dine Outs have had great turnouts, last one at Lowry Tavern, will continue
65. Neighborhood garage sale to be combined with Lowry in 2017
66. Have 3 open board openings including President
67. Please submit nominations to Andrea via email or phone call
68. **Safety discussed by Jerry Shustrin**
69. Crime rate down 5% in our district
70. Crimes happen usually during the daytime
71. If enter home and something has happened, don’t touch anything and exit home to call 911
72. Prevention
73. Put lock on side gates to prevent entry to back of house
74. Cut back shrubbery
75. Keep garage doors closed
76. Turn on lights in evening
77. Get to know your neighbors
78. Be aware of surroundings
79. Technology
80. New technology to link doorbell with phone to see person at door
81. Join nextdoor.com to get updates
82. **Treasurer report by Robyn Glaser**
83. Total Membership for 2015 was 235 households
84. Total Membership thus far for 2016 is 173 households
85. Escrow Amount for Quebec clean up is $1699
86. Checking Account has $4301.20
87. Savings Account has $3801.26

**Adjourn at 8:45pm**

**May 17, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Andrea Haupert, Joanna Milewski, Jerry Shustrin, Tim Rooney and Wendy Glazer

Guests in attendance: Donna Mandell, Patty Jo Streltzer, and Darren Hobbs

1. **Approval of Minutes and Discussion of Action Items**
2. March Minutes approved
3. Lot of land off Quebec/Exposition is homeowners responsibility so part of clean up project
4. Halfway house was sold and is being fixed to make residential home
5. City has taken care of stairwell clean up over by Lee Down’s
6. Annual (April) Minutes approved
7. MaryBeth to have someone check light timing for Monaco/Exposition
8. Andrea to ask MaryBeth to have “Do Not Block” painted in same intersection plus at Alameda/Monaco
9. Andrea to ask MaryBeth to have sign screwed back in off Quebec/Exposition
10. Andrea to ask Jeff to write thank you note to GWHS for clean up
11. **Committee Reports**
12. **President’s Report**
13. Winston Downs is #7 in desired neighborhood according to 5280 magazine (right behind Hilltop) due to yards etc., Stapleton/Lowry in the 50’s
14. Andrea to put together Quebec clean-up meeting in June to be held at Darren Hobbs home
15. All invited to Speer/Leetsdale Open House Meeting on Tue. 5/24 5:30pm
16. Storm waters/I70 Project infrastructure vote on Wed. 5/18
17. Had neighbor complaint about needing a shelter for bus stop – not able to add due to ADA requirements for spacing
18. Andrea to check with Mary Beth Susman about rezoning status of Watson’s
19. INC representatives are Jane and Meg; have them encourage Derek to attend as a citizen
20. **Treasurer’s Report**
21. $5176.20 in Checking
22. $4101.36 in Savings
23. 209 households paid
24. 67 households have gifted $675
25. 72 households have contributed $855 to escrow fund
26. **Newsletter**
27. Stuff newsletters tomorrow at 6:30pm at Tim’s house
28. Next newsletter will be completed in July
29. July newsletter to include small article about Speer/Leetsdale meeting and Stormwaters/I70 vote
30. July newsletter to include an HOA corner with neighborhood topic follow ups
31. **Safety Committee**
32. Overall crime is down 2-3% in whole district
33. Winston Downs had a small increase
34. Keep outside lights on, garage doors down, valuables out of cars, and vegetation trimmed away from house
35. Encourage residents to join Nextdoor.com for current updates
36. Jerry to write article for July newsletter
37. **Board of Directors**
38. Voted in Cherie Wahl to be general board member
39. Voted in Darren Hobbs to be general board member
40. Official new board to decide and vote on new President at June meeting
41. Reminder that WDHOA bylaws state that a board member should not miss 3 consecutive meetings
42. Note - May meeting starts new fiscal year for meetings
43. **Goal Setting**
44. Register by 6/26 for Denver Days
45. Block Party to be held 8/7
46. Discuss ideas for Halloween event, Safety Campaign, Perimeter Fund
47. **Fridays Out Front**
48. Wendy is Friday out Front Ambassador
49. Joanna to make and put out signs after Wendy sends confirmation of host
50. Andrea to send out eblasts for event after Wendy sends confirmation of host
51. May FOF is at Jan Friedland (date to be confirmed by Wendy)
52. June FOF is at Shirley Epstein (date to be confirmed by Wendy)
53. Wendy to confirm July, Aug, and Sept hosts for FOF at June meeting
54. **WDHOA Night Out Event**
55. June 14 at Lowry Beer Garden
56. Andrea to make flyer to be handed out at FOF

**8:35 – Adjourn**

**June 21, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Andrea Haupert, Joanna Milewski, Jerry Shustrin, Tim Rooney Wendy Glazer, Darren Hobbs, and Cherie Wahl

Guests in attendance: Dave County(Shrubs/tree), Sandy Thimmig, Dave Chapell (skunks), Walter Carroll, Larry Leeman (snowplow), Sanford Mack (skunks), Meg Caley (Sprout City Farm)

1. **Approval of Minutes and Discussion of Action Items**
2. May Minutes approved
3. MaryBeth to have someone check light timing for Monaco/Exposition
4. MaryBeth to have “Do Not Block” painted in intersection of Alameda/Oneida, Quebec/Exposition, and Quebec/Virginia
5. Arrange Quebec clean-up meeting to be held at Darren Hobbs home
6. Check with MaryBeth about rezoning status of Watson’s area
7. **Committee Reports**
8. **President’s Report**
9. Discuss stance with regards to Glendale newspaper article at July meeting
10. Neighbor Derek is fighting with Parks & Rec to get trees planted along median on Alameda, was denied request today
11. Check with MaryBeth about getting city’s help to plant new vegetation
12. **Treasurer’s Report**
13. $4939.65 in Checking
14. $4251.46 in Savings
15. 221 households paid
16. 72 households have gifted $715
17. 74 households have contributed $875 to escrow fund
18. Robyn to give membership report at July meeting
19. **Newsletter**
20. Next newsletter to be printed 7/8 or 7/15 dependent upon printing schedule
21. July newsletter to include small article about Speer/Leetsdale meeting and Stormwaters/I70 vote
22. July newsletter to include an HOA corner with neighborhood topic follow ups
23. Add Archive to newsletter
24. Will monitor delivery company to ensure complete delivery
25. Include ways to get involved in local political issues
26. **Safety Committee**
27. Winston Downs had 3 incidents
28. Keep outside lights on, garage doors down, valuables out of cars, and vegetation trimmed away from house
29. Encourage residents to join Nextdoor.com and Spotcrime.com for current updates
30. Jerry to write article for July newsletter
31. **New Board Positions**
32. Voted and approved Tim Rooney to be President
33. Tim to also continue in Communications role for several months
34. Andrea to take Vice President position
35. Reminder that WDHOA bylaws state that a board member should not miss 3 consecutive meetings
36. **Community Concerns**
37. Tree on Alameda is dangerous
38. Tim to ask MaryBeth about having city cut it down
39. Bushes/foliage around houses are overgrown
40. Andrea to draft warning letter
41. Neighbors to send reputable landscape company info to wdhoa.org
42. Dave County to help distribute to homes
43. Animals (ie. Skunks)
44. Many habitats being destroyed so moving to our neighborhood
45. Request WDHOA board to work with a pest company to get cheaper rates to relocate animals – (Andrea opposed and rest of board approved)
46. Both residents to write letter to editor for July newsletter (via wdhoa.org) about ways to prevent as well as ways to remedy the situation
47. Sprout City Farm
48. Goal is to support neighborhood with local Farmer’s market available
49. Farm stand with internship students from Denver Green School to start in August
50. Still have shares available, cost is $400 for 17 weeks of produce
51. Tim to promote in July newsletter
52. Snowplow Issue
53. During storms city scoops into major intersections to enter neighborhood
54. Tim to find out from MaryBeth contact information to remedy this
55. **Fridays Out Front**
56. May and June events were very successful
57. July 8 is next event at 7005 E. Exposition Ave (Tim & Rachel)
58. Wendy to confirm August and September dates
59. **Dine Out Event**
60. June 14 at Lowry Beer Garden had low attendance by neighborhood
61. Flyers to be distributed for next one scheduled in November
62. July newsletter to include note asking for current emails for use for eblasts
63. **Block Party Planning**
64. Register by 6/26 for Denver Days
65. Tim to contact David about application status
66. Joanna to bring last year’s information to July meeting
67. Block Party to be held 8/7
68. **Goal Setting (tabled until July meeting)**
69. Discuss ideas for Halloween event, Safety Campaign, Perimeter Fund
70. Discuss arranging Block Captains for neighborhood to help with communication
71. Discuss buying new yard signs

**8:40 – Adjourn**

**July 19, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Tim Rooney, Robyn Glaser, Joanna Milewski, Jerry Shustrin, and Wendy Glazer,

Guests in attendance: Sanford Mack (skunks follow-up)

1. **Approval of Minutes and Discussion of Action Items**
2. June Minutes approved
3. **Committee Reports**
4. **President’s Report**
5. Meeting with MaryBeth on Monday with Andrea to meet and ask questions
6. Discuss ideas for updating neighbor plan for INC group
7. Get “Do Not Block” in major intersections of neighborhood entrances
8. Rezoning status of Watson’s area
9. Any ideas for helping to beautify Monaco area until city can plant
10. Remain a board to stay out of politics and deal only with social items
11. Encourage residents to use 311 to help with overgrown foliage
12. Found out that city plows snow down the middle of roads
13. **Treasurer’s Report**
14. $4859.65 in Checking
15. $4401.56 in Savings
16. 223 households paid
17. 72 households have gifted $715
18. 74 households have contributed $875 to escrow fund
19. **Newsletter**
20. Newsletter stuffing tomorrow (Wednesday) evening at Tim’s – 6:30pm
21. Newsletter to be delivered by end of week – will monitor delivery person
22. Add Archive to newsletter in future
23. **Safety Committee**
24. Winston Downs had 0 incidents
25. Continue to keep outside lights on, garage doors down, valuables out of cars, and vegetation trimmed away from house
26. Board approved donating $50 again (like in 2015) to cop shop – Robyn will pay
27. **Community Concerns Update (Sanford)**
28. Hired company to relocate skunks on own property, almost completed
29. Had license plates stolen yesterday – reported to police
30. **Fridays Out Front**
31. July event were very successful
32. August 19 is next event at 488 S. Pontiac Way
33. **Block Party Planning**
34. To be held Sunday August 7 from 6-8pm on Virginia between Oneida and Newport
35. All board members to help set-up at 4:30pm and bring a large cooler
36. Tim asked Joanna to be “coordinator” of event
37. David to bring ice, water bottles, and plates
38. Andrea to bring balloons for tables
39. Robyn to send email to Andrea about creating a door hanger
40. Joanna to coordinate with delivery person having door hanger delivered by end of July
41. Joanna to put out yard signs on August 2nd
42. Jerry to send note to police asking for a representative
43. Robyn to contact fire department about a visit
44. Sanford to check with bowling alley and get discounted passes and a door prize
45. Tim to check with Park Burger for a door prize
46. Jerry to check with King Soopers for a door prize
47. Wendy to check with her husband for door prizes
48. Robyn to post event on Facebook
49. Andrea to post event on eBlasts
50. Joanna to bring nametags, pens, pizza donation boxes, door prize box, napkins, tape
51. Robyn to bring pop-up tents
52. Tim to talk to neighbors to inform them of this event that are in blocked area
53. Joanna to order tables, chairs, tents
54. Robyn to call about face painting (board approved instead of games & crafts)
55. Robyn to call about Brooklyns pizza and ice cream food truck
56. Wendy to make donation posters for pizza and for door prizes
57. Jerry to bring own trash & recycle bins plus trash bags
58. **Goal Setting**
59. Meeting for Quebec Street Clean Up on Thursday 7/28 at Darren’s house
60. Discuss ideas for Halloween event, Safety Campaign, Perimeter Fund
61. Discuss arranging Block Captains for neighborhood to help with communication
62. Discuss buying new yard signs
63. (All short term social planning at August meeting)
64. (All long term social planning at October meeting)

**8:45 – Adjourn**

**August 16, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Andrea Haupert, Robyn Glaser, David Garrison, Cherie Wahl, Jerry Shustrin, and Joanna Milewski

Guests in attendance: Ann Martin

1. **Approval of Minutes and Discussion of Action Items**
2. Showed certificate from donation to cop shop
3. July minutes approved
4. Suggest donation to Jewish center – to be discussed at September meeting
5. Andrea to write warning letter and coordinate with resident that wants to hand out
6. **Committee Reports**
7. **President’s Report**
8. **Treasurer’s Report**
9. $4049.69 in Checking
10. $4551.67 in Savings
11. 225 households paid
12. 72 households have gifted $715
13. 75 households have contributed $880 to escrow fund
14. Robyn to get final numbers from block party for September meeting
15. **Newsletter**
16. Add Archive to newsletter in future
17. Add article to future newsletter about how $15 dues are used by HOA
18. Each board member to write a short paragraph of skunk involvement –send Tim
19. **Safety Committee**
20. Winston Downs had 1 incidents – something stolen out of a car
21. Continue to keep outside lights on, garage doors down, valuables out of cars, and vegetation trimmed away from house
22. Due to reminders of keeping garage doors closed – crimes down 7% overall
23. **Fridays Out Front**
24. August 19 is next event at 488 S. Pontiac Way
25. Andrea ordered 20 new yard signs
26. **Block Party Recap**
27. Event was well attended and had nice weather
28. Andrea to send emails to list of residents that signed in but haven’t paid dues
29. Next year have ½ pizzas from Brooklyns and other ½ from another pizza place
30. Andrea to change wording on templates for door hangers “available for purchase”
31. Put table by pizza for sign-in area and registering for door prizes
32. Joanna/Robyn to put vendor contact list together and send a copy to Tim
33. Door prize winners drawn – Joanna will distribute prizes, list to be sent to Tim
34. **Review of meeting with Denver City Council member Mary Beth Susman**
35. No zoning changes to area with Watson’s – still owned by Pete’s Market
36. Skunk issue is a big problem – city not to help, have to use local experts
37. Shared concerns with city picking certain medians to beautify
38. Quebec Street – Mary Beth checking into city making sidewalk a bike path
39. Asked to have intersections painted with Do Not Block
40. **Recap Quebec Street Clean Up meeting**
41. Meeting was 7/28 – had 11 families from 25 houses attend
42. Neighbors not happy about having to clean up but were aware
43. Neighbors elected to have monthly meetings
44. Agreed to get area cleaned up and then have HOA help to maintain
45. **Communications**
46. Joanna to send final list of contact info to board members
47. **Goal Setting**
48. Discuss ideas for Halloween event, Safety Campaign, Perimeter Fund
49. Discuss arranging Block Captains for neighborhood to help with communication
50. All long term social planning at October meeting

**8:48 – Adjourn**

**September 20, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Tim Rooney, Andrea Haupert, Robyn Glaser, Darren Hobbs, Cherie Wahl, Jerry Shustrin, and Joanna Milewski

Guests in attendance: Trish & Skip Galle (Quebec Cleanup), Barbara Schwartz(House zoning), Zahava Koll (House zoning), Derek Cocovinis (Monaco trash)

1. **Approval of Minutes and Discussion of Action Items**

a. Donation to Jewish center – Tim to call Sheila about donation, room space

b. August minutes approved

1. **Committee Reports**
2. **President’s Report**
3. **Treasurer’s Report**
4. $3327.69 in Checking
5. $4701.79 in Savings
6. 229 households paid
7. 72 households have gifted $715
8. 77 households have contributed $920 to escrow fund
9. Robyn gave final totals of Block Party – spent about $1090
10. **Newsletter**
11. Add Archive to newsletter in future
12. Add article to future newsletter about how $15 dues are used by HOA
13. Each board member send Tim short story of skunk news in spring 2017
14. Tim to include contact numbers in next newsletter for who to call (traffic bureau, etc.)
15. **Safety Committee**
16. Winston Downs had 1 bike stolen, 2 cars broken into
17. Call 911 if ever question hearing gunshots, better safe than sorry
18. Call District 3 office if extended absence from home – they will do drive by
19. Continue to keep outside lights on, garage doors down, valuables out of cars, and vegetation trimmed away from house
20. **Communications**
21. Have Wendy report on Welcome Bag status at October meeting
22. Andrea to send out eBlast with info of contact numbers and what handle (like 311…)
23. **Review of meeting with Denver City Council member Mary Beth Susman**
    1. Quebec Street – Mary Beth checking into city making sidewalk a bike path
    2. Asked to have intersections painted with Do Not Block
    3. Suggestion from group to reach out to Paul Kashmann since resp. for south of Exposition & has sidewalk campaign to keep clean
    4. Continue to keep meeting with council to get answers
24. **Recap Quebec Street Clean Up meeting**
25. Meeting was 7/28 – had 11 families from 25 houses attend
26. Neighbors not happy about having to clean up but were aware
27. Neighbors elected to have monthly meetings – no one volunteered to head up
28. Goal to try to get space completely clean next spring thus easier to maintain
29. Andrea still getting quotes from landscapers for next spring
30. Barbara (guest) volunteered to call neighbors on Quebec to follow up
31. **Resident Forum**
32. Barbara/Zahava wanted to share that a home might be converting to multi home

i. Suggest using 311 for help in maintaining vacant property right now

ii. Board would like update on status of property for info, board not deal with rules

1. Derek wanted to discuss trash along Monaco, at bus stop by high school

i. Suggest he can go talk to principal to see about any help from school

ii. This has been a continuous problem and board no longer will hear complaints

1. **Block Captain Concept**
2. Cherie volunteered to be captain
3. Andrea to send Cherie map and help co-captain
4. **Goal Setting (Board to have an extra meeting to establish goals in Oct.)**

a.Discuss ideas for Safety Campaign, Perimeter Fund

b. All long term social planning at October meeting

**8:56– Adjourn**

**October 18, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Tim Rooney, Andrea Haupert, Robyn Glaser, Darren Hobbs, Cherie Wahl, Jerry Shustrin, Wendy Glazer, David Garrison and Joanna Milewski

1. **Approval of Minutes and Discussion of Action Items**
2. Donation to Jewish center – Tim to call Sandra Green about donation, room space
3. Tim read new meeting guidelines (to be read at start of all meetings)
4. September minutes approved
5. **Committee Reports**
6. **President’s Report**
7. **Treasurer’s Report**
8. $3247.69 in Checking
9. $4851.90 in Savings
10. 229 households paid (no new members)
11. 72 households have gifted $715
12. 77 households have contributed $920 to escrow fund
13. **Newsletter**
14. Add Archive to newsletter in future
15. Add article to future newsletter about how $15 dues are used by HOA
16. Tim to add short parts from skunk articles in future newsletters
17. Tim to include contact numbers in next newsletter for who to call (traffic bureau, reasons to call 311, Denver.gov for leaf drop info)
18. Tim to add money earmarked for Quebec clean-up is a “work in progress”
19. **Safety Committee**
20. Winston Downs had 2 robberies (1 forced entry, 1 at midnight)
21. Make appt. at District 3 for free install of special license plate locks
22. Continue to keep outside lights on, garage doors down, valuables out of cars, and vegetation trimmed away from house
23. **Communications**
24. Wendy to deliver all outstanding Welcome Bags first week of Nov with new items
25. **Concept for BMJ-BH Property Reconfiguration**
26. **Preliminary concept reviewed**
27. Tim to check with Attorney about mentioning in next newsletter
28. Tim to confirm with board if closed meeting with developer (Nov. meeting)
29. **Plan for community input and communications**
30. Alias email to be established for community to respond
31. Speaker time given at 2017 Annual Meeting
32. **City Council Update**
    1. Tim to follow up with Mary Beth Susman about Quebec bike lane status
    2. Tim to follow up with Mary Beth Susman about having intersections painted with Do Not Block
    3. Cherie to attend meeting with Paul Kashmann about his sidewalk campaign
    4. Continue to keep meeting with council to get answers
33. **Quebec Clean-up Update**
34. Goal to try to get space completely clean next spring thus easier to maintain
35. Robyn has matched list of homeowners with membership list
36. Andrea to send email to Quebec neighbors stating “still working on problem”
37. Will obtain bids for trash/stumps next spring
38. **Block Captain Concept**
39. Cherie and Andrea to divide map into quadrants for sign up at 2017 Annual Mtg.
40. Cherie to explain role of Block Captains at 2017 Annual Meeting
41. **Recap Planning Meeting**
42. Reviewed 2016/2017 Calendar
43. Goals are traffic, safety, beautification
    * 1. Safety to be pushed with Block Captains (Lights On, Neighborhood Watch)
      2. Jerry volunteered to help install sensor lights, if necessary
44. Tim to check with DGS about Harvest Fest and let Andrea know results
45. Andrea to send eblast with Harvest Fest details, if necessary
46. Need to work on higher level goals at future meeting

**8:45– Adjourn**

**November 15, 2016**

**WDHOA BOARD MINUTES**

**Board members in attendance**: Andrea Haupert, Robyn Glaser, Tim Rooney, Joanna Milewski, Cherie Wahl, Jerry Shustrin

**Guests in attendance:**

Cherie Kirschbaum, City Projects, [Cherie@city-projects.com](mailto:Cherie@city-projects.com), 720-219-1600

Michael Klein, Kavod Senior Life, [mklein@kavodseniorlife.org](mailto:mklein@kavodseniorlife.org), 303-399-1146

1. Approval of Minutes and Discussion of Action Items
2. Minutes approved
3. Tim to ask Wendy to assign businesses to each Board member to obtain Welcome Bag inserts
4. Block captains tabled to annual meeting
5. Tim to work on clarifying HOA goals for presentation at annual meeting
6. Kavod Senior Life/BMH-BJ Land Use Report
   1. Michael Klein from Kavod Senior Living and Cherie Kirschbaum from City Projects summarized the preliminary plans for a senior living center to be developed on the BMH-BJ property where the back parking lot currently sits. Kavod plans to build a 60-unit living space aimed at 70+ year old, independent seniors. The current idea is for a 4-story building with .75 parking spaces per unit. The plans are very rough at this point as both the synagogue and Kavod would like to have neighborhood support from the beginning. Kavod has not yet purchased the property but is working with the synagogue in the discovery phase.
7. Committee Reports
8. **President’s Report**

i. Tim reported on the large-scale developments going on throughout the city. These development projects were reported to the neighborhood in this month’s newsletter.

1. **Treasurer’s Report**
2. $3092.52 in Checking
3. $5002.00 in Savings
4. Robyn will make out a check for $270 to BMH-BJ as a donation for the WDHOA monthly meeting space rental.
5. **Newsletter**
6. Newsletter went out last week
7. New delivery “service” was used. Tim responded to a teenager on NextDoor.com who was looking for work. We paid $100 to the 14-year old and he did a great job.
8. **Membership**
9. No report
10. **Safety**

i. No crimes for the last 30 days in our neighborhood

ii. Jerry reports that garage door patrols by DPD are back

iii. DPD is rolling out a new online alert system (pocketgov/police). It’s in beta testing right now, but the idea is to be able to update crime statistics and alerts through the site.

1. Quebec Update
2. Emails were sent to Quebec neighbors summarizing the summer meeting, the issues and where we are today
3. There was some discussion about the HOA’s appropriate involvement. No firm decisions were made.
4. Cherie met with Paul Kashman who is looking into the sidewalk situation

1. Membership Drive
   1. Andrea to circulate membership form for feedback
   2. Robyn will purchase 550 envelopes
   3. Wendy needs to get the HOA address stamp to Robyn who will self-address the envelopes
   4. Cherie will print the membership forms and get them to Tim to include in the January newsletter
2. HOA Name Change

Tabled for January

1. Newsletter Transition

Tabled for January

**8:45 pm – Adjourn**

**December 20, 2016**

**WDHOA BOARD MINUTES**

Meeting canceled due to inclement weather.