

**Winston Downs Community Association
Board Meeting Minutes February 18, 2020
BMH BJ Synagogue**

Present

Board: Tim Rooney (President), Terry Telfer (VP), Jane Lorimer (Secretary), Joanna Milewski (Treasurer), Jerry Shustrin (Safety Committee Chair), Wendy Glazer (Events)

Guests: Melissa Horn, Council Aide District 5

Neighbors: Andrew & Laurie Brock, Bill Primomo, Derek & Barbara Cocovinis, Dennis Miceli, Patty Jo Strettzer, Anne Callison, Jackie Robb, Dustin Ferguson, Larry Leeman, Carlyn Parker, Gary Tessler, Margo Gilbert-Frank

Tim called the meeting to order at 705pm. Board quorum present.

Tim reviewed the ground rules for all meetings.

All WDCA business reports and approvals were deferred in favor of resident forums

Resident Forum

Laurie Brock -Wanted update on the 660 S Monaco Pkwy property. Status is the home sold. The City Attorney lifted the abatement plan once sold. New owner contracted with exterminator. Derek Cocovinis reported the use of the property may be to house homeless veterans. That would require a zoning variance. Melissa Horn advised it is wise to continue to report any issues to 311.

Anne Callison– Asked that Board take a stand against the proposed Group Living ordinance changes. Because all residents have not been informed, WDCA agreed to set up a neighborhood meeting and invite City to present the ordinance proposed. Board declined taking a stand because it has not had time to even be discussed at a board meeting. Melissa advised the ordinance will be on Council agenda April or May. *See Addendum 6 for ordinance.*

Tim - 6750 E. Exposition Avenue addition – There have been several inquiries about the construction project and legality of the structure. It was permitted by the City. Structure is replaced garage and two bedrooms, bath on upper level. Intended use said to be to use for AirBNB rental. Anne believed WDCA should have had a variance report from INC related to 6570 E. Exposition construction. *See Addendums 1 and 4 for City response & what RNO's receive*

Derek Cocovinis - Denver Parks has stated they are interested in placing pocket parks in some neighborhoods. Derek knows of two adjacent homes he'd like to put up for consideration. Melissa advised parcels in WD are deemed "too small" and we don't meet specified criteria for location. She suggested he contact Scott Gilmore if he wants to pursue further. *See Addendum 5 for his follow up with Parks & Rec*

Safety Committee – Jerry

- Jerry reported for first time in past five years, zero crime was reported within WD.
- Invited people to the Neighborhood Watch Training for 2/19
- Neighborhood Watch was suggested as a topic for neighborhood speaker series

Bike Lane

- Questions about results of Bike Lane proposal presented to WD 1/21/20 and whether or not WDCA took a stand. WDCA did not take a position but stated there was strong opposition.
- A letter to DOTI will restate the action items. Jane sent meeting notes to all attending this meeting and mounted report on website 2/19/20.

Proposed Zoning Committee - Larry Leeman

Larry reported on activities of "zoning committee" herein referred to as "group."

- A group went door to door to get signatures for/against pursuing a Conservation Overlay for WD. WDCA was not informed or included into the effort, nor was it shown the petition language, or signatures. Larry indicated the question was "Did you see the COD insert in WDCA newsletter" but their stated survey results were to determine whether or not people favored the concept of a COD. Larry indicated 170 signatures were obtained and 50% were in favor.
- Group wants all WD building permits to be sent to them. They want the committee to have authority to approve or not any permit related to construction in WD.
- Group wants to include "infrastructure" into the Zoning Committee to include fire, police, water, sewer and "other." It was stated that Jerry is Safety Chair and fire and police falls under his committee.
- They want inspection reports for all WD related activities to be sent to their group. Melissa advised all permits and inspection reports are public documents that can be requested from City zoning.
- They "elected" Larry Leeman as chair of zoning. He is able to serve until April 1. They did so because WDCA did not appoint a replacement chair.

WDCA Response

- Re COD actions by group: Zoning Committee was to come back with ideas for gaining better participation for zoning issues (including COD). Board also had requested a written plan of action. Nothing was submitted by Zoning Committee.
- The Zoning Committee is still a committee under WDCA, and as such the Board appoints the chair and the committee must abide by Standing Rules established in June 2019. *See Addendum 2 for Standing Rules*
- WDCA expressed concerns that Board was not included into their recent COD efforts, and about the inconsistencies reported about purpose of their recent survey.
- WDCA did not replace prior chair in a timely manner but also was unclear who the committee members still were and who was interested in chairing until this meeting.
- **Board agreed to set the scope (charter) for zoning activities by next Board meeting March 17.**

Resulting motions:

1. A motion was made by Jane, seconded by Wendy to appoint Larry Leeman as "acting chair" for the Zoning Committee. Motion passed. 5 Yes, 0 No, 1 Abstain
2. A motion was made by Jane, seconded by Wendy that WDCA will send notification to residents that comply with RNO and WDCA Standing Rules announcing Zoning Committee is open for participation and will include meeting(s) date(s) time, place. Motion passed: 5 Yes, 0 No, 1 Abstain

New Business

Jane requested a Board planning meeting to be held prior to March 17

Jane moved to adjourn, Terry seconded. Motion passed unanimously.
Meeting adjourned 842pm

Minutes submitted by: Jane Lorimer WDCA Secretary

Addendum

1. RE: 6750 E. EXPOSITION AVENUE CONSTRUCTION

From: "Fernandez, Cynthia L. - CPD Sr City Inspector" <Cynthia.Fernandez@denvergov.org>
Date: 2/20/20 8:20 AM (GMT-07:00)
To: E J Lorimer <ejlorimer@aol.com>
Cc: "Reid, Sophia L. - CPD Plans Review Specialist II" <Sophia.Reid@denvergov.org>
Subject: RE: [EXTERNAL] 6750 E. Exposition Avenue

Jane,

I have no idea if they are requesting a variance, I didn't pass their setback and bulk based on the plans don't match what they built, I didn't see a setback violation at that time just that they built it different from the plan. They did have a setback verification form from the surveyor. I told them to resubmit all their changes and get them approved before they call back for an inspection.

Thank you
Cindy Fernandez

2. WDCA Zoning Committee Standing Rules

- WDCA Board appoints the chair for the Committee
- At least one Board member will serve on the Committee
- The Committee will hold regularly scheduled meetings at least once per month that are open and advertised to the WDCA members
- At least five Committee members are required to be in attendance to make a quorum at the monthly meeting
- Authority to enter into contractual agreements lies with the WDCA Board
- Content of neighborhood communications to the membership are to be approved by the Board in advance of their distribution
- The Committee reports to the Board at regular Board meetings. The Board may act upon the recommendations presented to it by the Committee

3. RE CITY OF DENVER REGISTERED NEIGHBORHOOD ORGANIZATION (RNO) REQUIREMENTS

*To register with the city, neighborhood organizations must meet a set of eligibility requirements laid out in the Denver Revised Municipal Code, **Chapter 12, Article III.***

4. RE WHAT THE CITY (NOT INC) SENDS TO ALL RNO'S

RNOs receive notification of proposed zoning amendments, landmark designation applications, planning board and board of adjustment hearings, liquor and cabaret licenses and other activities occurring in the neighborhood as stipulated in the ordinance.

5. RE POCKET PARK FOLLOW UP

-----Original Message-----

From: Derek D. Cocovinis <dimitrious@verizon.net>

To: Happy.Haynes@denvergov.org; Gilmore, Scott M. - DPR Dpty Mgr Parks And Recreation <Scott.Gilmore@denvergov.org>

Cc: Amanda Sawyer <Amanda.Sawyer@denvergov.org>; Tim Rooney <tim_rooney@comcast.net>;

Tim Rooney <info@winstondowns.org>; Lorimer E J <ejlorimer@aol.com>

Sent: Thu, Feb 20, 2020 12:10 pm

Subject: Park Open/ Space Acquisition WDCA - Winston Downs RNO

Dear Mr. Gilmore and Ms. Haynes,

I am writing at the request of the Winston Downs Community Association, (WDCA), our Neighborhood RNO. Myself and Tim Rooney, President of the WDCA, met with Scott Gilmore several months back and were told that funds were available for Park/ Open Space Acquisition through I believe Proposition 2A. We have identified two adjoining parcels that could make the creation of a Park, heretofore non extant in our Community, a definite likelihood. Both of these parcels are likely to change hands in the coming weeks or months. The two properties are identified below.

Adjacent/ connecting Properties for potential use as Open Space or Parkland for Winston Downs Neighborhood, Denver, CO:

6685 East Exposition Avenue: Owner of Record - Carol Stone Hupp Trust. Zoning - SUV L2; Parcel No. 06171-28-002-000; Lot - L22, initially part of Streets Subdivision.

652 South Magnolia Street: Owner of Record - Marsha Lynn Rabinowitz Trust. Zoning N/A; Parcel No. 06171-05-039-000; Lot 21 & 22; initially part of Chauncey G. Adams Subdivision.

Please let us know, at your earliest convenience, if the aforementioned parcels might meet the criteria for the creation of a Park. Again our Neighborhood, Winston Downs, not only does not have its own park, but one must drive, walk or bicycle several blocks or miles to any nearby parks.

If any further information is needed, I/ we shall be pleased to make that available.

Sincerely,

Derek D. Cocovinis

Winston Downs Resident, Denver, CO

CC: Ms. Amanda Sawyer, District 5 City Councilperson; Tim Rooney, President WDCA, Winston Downs RNO; WDCA Board Members

6. PROPOSED GROUP LIVING ORDINANCE CHANGES

https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text_amendments/Group_Living/Group_Living_Open_House_Presentation.pdf