

**Winston Downs Community Association**  
**Board Meeting Jan. 19, 2021**  
**Location: Zoom**

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Meeting called to order 7:04 pm

**Present:**

**Board:** Jane Lorimer, Joanna Milewski, Wendy Glazer, Marsha Badanes, Jacquie Marks, Margot Gilbert-Frank (Quorum present)

**Neighbors:** Larry Leeman, Harvey Cohen, Paul Hoskins, Jake Hyman, Meredith Slater, Laurie Brock, Robby Eskanos, Carlyn Parker, Derek Cocovinis

**Guests:** Logan Frye, Sr. Council Aide District 5

Welcomed neighbors attending

**Minutes:**

Motion to accept December 15, 2020 minutes and special meeting minutes of January 4, 2021 moved by Marsha, seconded by Joanna, unanimously approved.

**Treasurer Report:** Joanna As of Jan 19:

\$3304.04 checking account, \$7,008.41 savings account = \$10,312.45

Paid household members YTD: 98

Household's that gifted over dues amount: 47 people = \$505.00

- Different expenses in 2020 due to Covid -
- Zoom cost, mailing vs. delivering newsletters
- \$672 for postage vs. \$282 for delivery for newsletters

**Discussion: Membership**

- Jane suggested that Joanna send out an email reminder to renew to those who paid in 2020 but have yet to pay.

Last year we had 141 members. There are 550 households in WD.

- 7 years ago, we had the most paid memberships which was 250 members.

**Discussion: Budget/Newsletter**

- Joanna to prepare a proposed budget for 2021
- Selling ads help offset costs of the newsletter. Cost (per each newsletter) for 1/8 page = \$50, 1/4 = \$100, 1/2 = \$200

**New Business:**

**A. Bus Stops:**

Not getting snow removal and is actually the homeowner's responsibility. They might not realize it. City does not take care of these even though it is on the shared sidewalk.

- Jane suggested paying to have the snow removed from them which would cost about \$50/for both bus stops - each snow.
- Jackie will ask City if they could remove snow on the bus stops.
- Logan Fry will ask Parks & Rec.

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### **B. Icy Streets**

- A WD resident asked if WD could get streets plowed because of so many dangerous spots for walking. WDCA cannot afford that. Logan advised we can call 311 to ask for sanding and ice scraping.

### **C. Mod Pizza 63 S Quebec** (Lowry Center by Target) applied for a liquor license.

- Marsha made a motion to not oppose their liquor license, seconded by Joanna, passed unanimously. **Jane will send a no opposition letter to CPD.**

### **D. Neighborhood Homes Updates and Info**

#### **1. 660 S Monaco is for sale and up for auction in March**

#### **2. 400 S Monaco Original farm house (6550 E Dakota)**

- Marsha stated that lots have been sold to 3 different people, all associated with the KBY Synagogue; \* One owner is listed as KBY Building LLC which is registered to Rabbi Zusserman
- Plans are to build a Synagogue. WD would like to learn how many stories high and how many parking spaces are in the plan. Jane asked Board and Zoning to be alert to changes that might evolve.

#### **3. 430 S Newport** - no longer for sale as owner could not get desired pricing

#### **4. 716 S Poplar St** - Jane

- Formerly was sober home residential care facility owned by City. It has been vacant for about 4 years. It sold to Cottonwood Community Assn but sale delayed by Covid. CCA had to reapply for license to run as a residential care again. Under current zoning, Property could hold up to 8 people living there.
- In May 2019, Cottonwood Community advised WD board of their intention to repair it and have 3 residents and a staff person residing there.
- **Jane asked Zoning to have Cottonwood present to the board again to give current update in Feb.**
- Jane asked if we needed a Good Neighbor Agreement to ensure it stays as represented. Wendy suggested wait to hear presentation before deciding a direction to pursue. Agreed.

### **Group Living Text Amendment**

- Council Voting February 8. If GLAC passes, it means all property becomes zoning by use which will seriously impact every Denver neighborhood, especially WD because of our multiple large parcels and large lot homes.
- Jane drafting a final letter of opposition specifically related to unlicensed residential care Type 2 concerns and noted loopholes. Type 2 as written has no density or spacing attached so the concern is the number of large lots in WD that could potentially become homeless shelters. Secondary issue from having shelters here is that none are regulated and monitoring is up to residents.
- Jake was formerly associated with Coalition of Homeless and favors shelters for families.
- **Jane to send the letter to group for input before sending to Council and CPD**

Meeting adjourned – 8:25 PM

Submitted by Wendy Glazer