

**Winston Downs Community Association  
Board Meeting –  
Date: 02/21/2023**

**In attendance (by Zoom):** Jane Lorimer, Jeff Aldrich, Tim Rooney, and Joanna Milewski

**Guests:** Ann Martin, Mickey Greenberg, Susan Bernard, Susanne Nathanson, Logan Fry, Gordon Garland, Brent Myers. Larry Leeman

**Time started:** 7:06 p.m.

**Approval of January Minutes:** Tabled until next meeting.

**Treasurer/Membership Report – Joanna Milewski**

Account balances as of January 31, 2023 are as follows:

\$7011.14 Savings  
\$2919.17 Checking

As of February 21, 2023, WDCA gained 94 members in 2023 for a total of 102 members providing \$2,040 of total revenue. 42 of 102 members gifted an additional \$786 in funds (over and above standard \$20 membership fee). In all, 26 percent paid using PayPal, and the remainder paid by check. Outgoing expenses included payment of a \$110 invoice for IT support from Anya McManus.

Note that Board will consider the possibility for a tiered membership structure next year since we already have put out our membership call this year.

**Communications**

- On website membership form, add text suggesting that the standard membership fee is \$20 but members can contribute any amount they wish.

**Discussion of Maintenance of ROW on Parcels Bordering S. Quebec**

- Jane Lorimer to ask Happy Haynes to see if Parks & Recreation will take over Quebec maintenance since they have taken over the ROW area south of Exposition. DPR did agree that size of ROW is unreasonable in that case.
- There was prior precedent for Denver Parks & Recreation to maintain Quebec since they were maintaining Alameda but then it stopped.
- Resident Darren Hobbs suggested getting written statements from residents stating that city did maintain it under Scott Gilmore's tenure.
- Brent Myers suggested that if the bike route was constructed to Quebec, the City may have taken it over. However, there were design and other reasons why the bike route was not extended to Quebec.
- It is dangerous to do snow shoveling and cleanup along Quebec – and unreasonable for citizens to maintain.
- Jane Lorimer will continue to advocate for Quebec maintenance.
- There could be a possible partnership with Watsons parcel owner. They have received 3 tickets to date for violations on that parcel. The Watsons parcel owner has cleaned up weeds.

## Crime

- Multiple crimes reported:
  - Multiple shots fired into the air from white Ford Fusion sedan on February 15 on E. Exposition Ave. approximately 10AM
  - S. Niagara break in – homeless man broke in through doggie door and residents came in to find man passed out in basement. House close to Alameda and came in from the website. Some doggie doors linked to pet collars.
- CAB meeting at DPD gives out neighborhood wide statistics but they focus on the larger Washington/Virginia Vale statistical neighborhood.
- WDCA can encourage a “Neighborhood Watch” approach by encouraging good practices (e.g., locking doors and leaving lights on) and distributing on-line training.
- Resident Susan Bernard suggested that future educational/seminars target what people need – scams, phone/internet, crime prevention. New training graduates were coming out of the academy and additional patrols were supposed to be on the streets based on information provided during the last time she visited District 3
- Jane Lorimer has seen a slight uptick in police cars in the neighborhood.
- There was some discussion about the ability to track gunshots. Logan Fry provided some background and offered assistance. For instance, there is a halo camera on Monaco and cameras on Quebec – Logan will ask to see if we can get DPD to look at the camera footage. Mickey Greenburg will also reach out to DPD and copy Logan Fry to see if we can get that information.
- Logan Fry noted that halo cameras are at Exposition & Leetsdale and Monaco & Exposition. There is not one at Quebec and Leetsdale but there probably should be.
- There was also a recent shooting and stolen truck in Southwest Denver. This spurred conversation about what follow up is possible to address crimes like this – for instance, did he notify police that his truck was stolen? It’s a property crime so DPD may not have time to respond in person to stolen vehicles.
- WDCA can help publicize ar theft prevention tools such as encouraging Apple or GPS tracker in car – DPD is rolling out a program to give drivers a sticker to reduce auto theft for registered vehicles. Trackers can be purchased from Apple or Google for about \$25. They can be hidden in the car - any time it passes by a phone, it will register the car’s location. More info to be disseminated on how to register when program is rolled out in spring 2023 – WDCA can look for it to come out. Clubs are also useful – of about a thousand cars stolen in Denver, only one had a club on it.
- Catalytic converter theft prevention was also discussed – there options for a sticker or other indelible marking. Go to AAA certified service center they will mark your catalytic converter. Perhaps we can have “installation” process at BMH. However, this isn’t a major problem in our neighborhood as of now although King Soopers lot has had several incidents. Still a possible outreach and education opportunity.

## Plan to Hand off to new Board – Budget and Maintenance

- Reviewed budget line items and community leadership roles and responsibilities – existing and new - in plan (see attached)
- Weed maintenance on curb between road and sidewalk is ongoing on both Quebec and Monaco sides.
- Contact with new DOTI representative to be initiated with help from Logan Fry
- Efforts to continue Quebec sidewalk maintenance plan to continue – under an informal name of “South Poplar Street Coalition” with assistance from residents including Larry Leeman, Brent Hogan and Darren Hobbs
- Other items – sponsorship for lighting Olive Way/Street entrance. Jane Lorimer has applied to several grants but most are targeted for at-risk/lower income neighborhoods. Tim Rooney to continue looking at lighting and other design issues, and possible future grant opportunities will be evaluated this Spring and Summer.

- Cleanup efforts have been hampered by weather but **Tim Rooney will engage with neighbors to set a cleanup date for Quebec.**
- This is our board – we are here for our community. WDCA encourages people who want to continue supporting the neighborhood to run or volunteer – there’s lots of positions available. If we don’t have a board we aren’t an RNO and we have no collective voice with the City and County of Denver.
- There are 4 board seats open in April – **Tim to check board election periods** to ensure that this is correct.
- Joanna Milewski thanks all who have signed up and paid their membership.
- The Board thanks Mickey Greenburg for dissemination of safety and crime awareness information.
- Jane Lorimer comments that we should support officials who are aggressive about crime prevention and enforcement. Many contributing factors are facing police. Drug and alcohol addiction is overwhelming police, and we have demotivated police due to the highly stressful nature of their job and lackluster public support.
- The latest Near Southeast Area Plan retains single family zoning designation and eliminates duplexes. However, one area of potential duplex construction exists for “preservation duplexes” to be built within the existing structure footprint. **Logan Fry to send wording and map to Jane Lorimer.**

Meeting ended 8:31

Submitted by Tim Rooney, Secy

## **PROPOSED PLAN FOR 2023-24-Addendum**

### **BUDGET**

- See attached
- Requesting to know top amount that District 5 will permit for RNO support. While we know they'll pay for door hangers- might be best to request \$500 for yard sign replacement if they can do that.
- Find sponsor or grant for lighting project at Olive/Alameda entrance
- Develop new ad program to include door hangers, newsletters
- Boy Scout resource for news delivery should need arise
- \$250 per use at BMH for large events.

### **EVENTS/NEWS**

- Door hangers to announce special events, annual meeting
- Annual meeting reserved for April 18 at BMH
- Two print/delivered newsletters per year + envelopes with membership applications
- Keep Friday/Sunday alternating "out front" events
- Sponsor/host block party- Pay only for Ice Cream Wagon and invite Mordy's to sell if he likes- Kosher foods bring all together – assuming BMH permits use of parking lot
- Rachel Brand-Rooney will look into Sunday coffee wagon social + DGS gardens tour
- Safety event – repeat with different facets of safety such as scams/fraud
- Other speakers residents might be interested in

### **CHAIRS**

- Recommended we split out membership chair separate from treasurer. Treasurer can record who paid and donations. Membership can answer concerns submitted; thank those who donated extra and keep a drive going. -Recruit Membership Chair
- Welcome – Marsha will remain and she will keep FB
- Cleanup – Tim/Brandon? Jason Kunkle expressed interest to help or co-chair
- Safety – Mickey Greenberg will remain
- INC delegate – Dave Halterman will be asked to remain
- Monitoring and updating us on zoning – Harvey – TBD by Board 2/21
- Social events – Open chair seat, Jane is backup when off board
- Communications support – Jane will continue until we recruit others
- News delivery – Jan Hoskins will remain

### **PROJECTS IN PLAY**

- Speeding, traffic mitigation – Joe Levi is the new contact from DOTI for neighborhoods – Jeff will head this up
- Watson's – what's next – board to discuss 2/21
- S Poplar St Coalition (snow, weed vendors; revocation ROW)- Jane will lead and continue until resolution
- Partnering with DGS and GWHS – need to confirm actions. DGS was requested to repeat traffic study – no response as yet
- Find grant or sponsorship for lighting program at Olive entrance. Ad sales development
- Neighborhood cleanup along Quebec and perhaps Monaco

### **BOARD POSITION - POTENTIALS**

- Who is remaining? Who is willing to run again? Jane is not willing.
- Jason Kunkle - possible
- Ben Wiederholt - possible
- Susan Bernard-Gross - possible

- Take candidate nominations from floor at annual meeting up to TBD time