

**Winston Downs Community Association
Board Meeting Minutes
July 16, 2024 7PM (via Zoom)**

Board member attendees: Jeff Becker, Jeff Aldrich, Tim Rooney, Joanna Milewski, Danielle Taro

Other attendees: Matt Walter (City Council District 5 Senior Council Aide), Mickey Greenberg

Meeting called to order 7:05 PM

Agenda Items

- 1) **Approval of May minutes** – Jeff Aldrich motioned to approve. Tim Rooney seconded. Minutes were approved unanimously
- 2) **Budget report** – Jeff Aldrich requested vote of acclimation for approval of 2024-2025 budget. Unanimous vote of acclimation for new board was unanimous.
- 3) **Treasurer report – Joanna Milewski**
 - a) As of June 30, checking balance was \$4,480.86 and savings account balance was \$7,018.91.
 - b) Membership was up to 133, with \$2,660 in dues paid minus fees of \$45.63 from PayPal for \$2,614.37 revenue collected.
 - c) Of the 133 members, 59 gifted an additional \$2,215.
 - d) In all, 31 members (23%) paid by Paypal
 - e) We have exceeded projected revenue for year.
 - f) Akash from the Body Shop donated \$1,000 but \$20 dues for 2024 and 2025 were deducted from the total. Joanna Milewski wrote him a personal thank you note and Mickey Greenberg personally thanked him.
 - g) Amanda Sawyer's office has helped with printing and publicity costs.
 - h) Our projected budget includes a \$1,229 deficit. Increased revenue is cutting into that deficit. If we can get additional ad revenue, more members or donations that will help with deficit.
 - i) Many houses are currently for sale in the neighborhood. We need to make a concerted effort to familiarize new residents with WDCA
 - i) Susan Bernard has welcome bags. We need to do a door knocking campaign to introduce ourselves.
 - ii) We need a list of new residents. Danielle Taro happy to help. Joanna Milewski will see if we can get a list of houses sold and Danielle can work with Susan so we can get welcome bags to new residents.
- 4) **Crime Report – Mickey Greenberg**
 - a) Body Shop helping with weed control and is helping but they are still parking vehicles illegally.

- b) DOTI's wrap-up meeting for the Exposition Ave traffic control meeting is scheduled for August 13. One focus was on the E. Exposition and Monaco Parkway intersection – changing signage to restore the former 2 lane configuration (west-bound). DOTI engineers did not understand parking regulations in the neighborhood. The wrap-up meeting will include recommendations for traffic control.
- c) Someone is picking up garbage regularly around bus stop on S. Monaco Parkway but we do not know.
- d) Hupp family house on Exposition (full acre lot) is officially on the market. Adjacent lot (0.5 acre) is being listed on Zillow for rent and will be empty shortly.
- e) Crime seminar for District 3 well attended. Room capacity was exceeded.
 - i) Consultant directed DPD to focus on crime hot spots using holistic approach.
 - ii) DPD using undercover agents to identify networks and develop approach for tackling them.
 - iii) Micky Greenberg attends CAB meetings and other meetings. He would like to have a better way to distribute that information out to the community on a regular basis. The tab on security on website is more of a reference site, not a news site. Several ideas were raised, including a high impact annual/bi-annual newsletter to be distributed via email. It would not have to be done on a fixed schedule.
- f) Incident on 449 S Poplar Way – a woman entered a resident's backyard.
 - i) Jeff Becker thinks it might be a good idea to summarize the incident, security tips and officer's response for the next newsletter. It is a good reminder of a vulnerability that everyone in the neighborhood has.
 - ii) Might be helpful to include tips on what to look out for in the next e-newsletter
 - iii) May be a repeat offender. One of the individuals seems to match description of individual who broke into the Hupp household.

5) Development issues

- a) Proposed Liquor Transfer of Ownership - Virk and Joshan Enterprises, LLC - 7150 Leetsdale Dr. #308 (former Safeway). No comments needed since enterprise is not in neighborhood.
- b) WDCA is not taking a position on the Park Hill Golf Course condition as it is outside our community boundary.

6) Block Party Sunday

- a) Block party is scheduled for September 8, 2024 from 2:00PM - 5:00PM. The area requested is S Niagara St between Center Ave & E. Virginia Ave. Block party application needs to be submitted. Permit is free, however the City does not provide barricades. These will need to be rented from any barricade company in Denver. Tim Rooney to fill out and send form to City.
- b) Ice Cream Wagon Packages – sign-off
 - i) Form sent to Jane and then provided to Jeff. Jeff Aldrich to sign form and distribute. Joanna to send him a check when that form is done.

- ii) Mickey asked for itemized list for ice cream wagon so he can verify Kosher certification of products. Jane Lorimer sent list of items and Joanna copied on email and will forward to Mickey.

7) **Other issues**

- a) Neighborhood conditions: 417 S Pontiac Wy has vegetation overgrowth; 430 S Newport empty plots mowed; 365 S Quebec (Watson's). Repeated issues with Dakota lot weed control but we have had success talking to Dan Levy to get it mowed.
- b) Good weather provides an opportunity for making progress on Watsons cleanup. Need to review mediated agreement with Jane Lorimer.
- c) Southeast Area Plan rezoning of former Watson's parcel to a commercial lot may be included as part of Plan. Matt Walker at Amanda Sawyer's office to provide plan contact and review plan proposal for any details.
 - i) Community Planning and Development have received a proposed development plan for installing a car wash on the former Watson's parcel
 - ii) Southeast Area Plan meeting on August 12. Vote on plan by City Council scheduled for mid-October.
 - iii) Car wash is highly dangerous traffic proposal
- d) Question raised regarding status of construction of apartments behind the fire station on Alameda on the corner of the Lowry Vista property, a.k.a. the Air Force landfill site. This project has been on hold. The plan is to split construction into phases.
- e) Jeff Becker suggests we add **I-70 Mountain Travel Made Easy** info to our newsletter, perhaps just a headline such as the email subject above and the link [I-70 Travel Toolkit-General Messaging - Google Docs](#).

Meeting called to close at 8:03 PM