

**Winston Downs Community Association
Board Meeting Minutes
August 20, 2024 7PM (via Zoom)**

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

Other attendees: Matt Walter (City Council District 5 Senior Council Aide), Mickey Greenberg, Judy Banjavic (sp), Karin Rosedale, Lary Leeman, Andre Esprenger, Cibely Andrade, Blake and Cayton Crawford, Anthony Spikes 301 S. Poplar St.

Meeting called to order 7:04 PM

Agenda Items

- 1) **Approval of May minutes** – Danielle motioned to approve. Joanna seconded. Minutes were approved unanimously

- 2) **Treasurer report – Joanna Milewski**
 - a) As of July 31, checking balance was \$3,628.23 and savings account balance was \$7,018.96. Min payment plus \$450 ice cream truck payment made.
 - 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

- 3) **Crime Report – Mickey Greenberg**
 - a) Sidewalk update from Amanda Sawyer's office – Land Use Transportation and Infrastructure Committee voted on 8/20/2024. \$150 per lot per year is recommended fee.
 - b) Denver Moves Bike Webinar – ambitious goals for bike lanes.
 - i) One DOTI recommendation in draft Southeast Area Plan is to build all DOTI recommended lanes.
 - ii) Connector routes are a priority
 - iii) WDCA is against bike lane on
 - c) DOTI meeting on Exposition Ave traffic measure recommendations pushed to September 24.
 - i) Question: How is this going to integrate into sidewalk plan? One recommendation could include building sidewalk out into street to reduce street width. The budget impacts are significant.
 - ii) We are lobbying against bike lane as a viable or necessary option
 - d) Trespassing issue - recommendation is to continue to report. Denver Police standpoint is if the person is no longer on site they're not trespassing. Some more thoughtful reporting option should be suggested.

4) Development issues

- a) Judy Banjovic resident of S. Poplar St. and neighbors on call are concerned about possible change of use of 320 S. Poplar St. to religious assembly. Buyer plans to build out kitchen and backyard and use for synagogue for congregation of 100 people.
- b) Concerns surround noise, parking, safety (for children on street during services) and general lack of communication and city process.
- c) Congregation is Haish Kodesh Congregation.
- d) Jeff Aldrich sent letter to clarify whether they are in Winston Downs.
- e) Several measures are possible to mitigate problems for residents
 - i) Mentioned possibility of instituting covenants – even if only for that cul-de-sac.
 - ii) Application for resident only parking.
- f) Board asked Matt Walter to provide input on any permits that might require community feedback
- g) Board asked Matt Walter to investigate whether a parking study would be triggered and if not, could we request.
- h) Current location is near corner of Center and Magnolia St.
 - i) Currently used as both a house and congregation. Legally they can't do both and comply with zoning/use regulations so they are looking for other options.
- i) Parking requirements and compliance with other codes is required for any property used for religious use.
- j) On-street parking very limited on the cul-de-sac. Many would walk on Sabbath but there also may be other events during the week.
- k) Larry Leeman was concerned that this is being sprung on neighborhood. No effort was made to talk to neighborhood before plans were made. No issues brought up and discussed in a meeting.
- l) WDCA has facilitated similar meetings in the past and can attempt to do so in this case. Establishing lines of communication can mitigate problems.

5) Watsons

- a) Southeast Area Plan contact who might be knowledgeable about any zoning changes proposed within plan: Francisca.Penafiel@denvergov.org
- b) Change in/addition of accessory use for former Watsons to a “garden” use approved by Community Planning and Development.
- c) Resident Karin Rosedale noted that the storage containers were there for many years
- d) Resident Anthony Spikes asked Matt Walter to provide list of approved activities under this use. For instance, would car wash be an approved activity?
- e) In general, residents have concerns about property value and quality of life associated with both former Watsons property and proposed synagogue. Major problems with lack of communication and potential legality of changes to use

- f) Tim Rooney provided personal opinion, not board opinion, that this issue could result in legal action if correct process was not followed for this decision. The decision seems to have been made in absence of context/property history.
- g) Why did Watson's qualify for any change in zoning/use if they were on a derelict properties list
- h) Carwash poses major traffic safety issue
- i) On another note - someone ran through the property fence last weekend and heavily damaged a utility pole

6) **Block Party Sunday**

- a) Barriers are not free if the event is not part of Denver Days
- b) Tim Rooney has made arrangements for street barriers but still needs to finalize permit with City.
- c) Mickey reviewed ice cream truck food product list and is in process of determining kosher certification
- d) Joanna Milewski to look into table and chair rental
- e) Meeting September 3 at Jeff Aldrich's house to plan logistics

7) **Other issues – City updates**

- a) Lowry is getting pickleball courts – however have to be designed and it may be a multiyear process. Location will be near Big Bear Ice Areana
 - b) List of park updates
 - c) Denver Water – lead pipe replacement ongoing
 - d) Denver Water asked if residents could not use sprinklers on Monday
 - e) City Council District 2 and 3 had national night out events
 - f) Amanda Sawyer is evaluating how gas stations are being permitted and also vacancy blight issues
 - i) Leetsdale location (where Christmas tree lot is annually) will be site of QT gas station Based on Glendale.
 - g) October 6 is community cleanup day
 - h) Mike Johnson presentation originally scheduled for September 3 tp be rescheduled
 - i) Tim Rooney asked about status of Schlessman library upgrade. Currently they are asking for donations to help cover an anticipated \$600,000 in funds.
- 8) New member greeting bags: Wendy Glazer provided list of sold properties through June 15 – we will communicate list so we can reach out to new neighbors.

Meeting called to close at 8:25 PM
 Minutes submitted by Tim Rooney, Secretary