

**Winston Downs Community Association
Board Meeting Draft Minutes
9/17/2024**

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

Other attendees: Matt Walter (City Council District 5 Senior Council Aide), Mickey Greenberg, Judy Banjavic, Karin Rosedale Samantha Horoschak, Jake Blackman. Barbara Schwartz

Meeting called to order 7:06 PM

Agenda Items

1) **Approval of minutes** – tabled until October meeting

2) Treasurer report – Joanna Milewski

- a) Checking balance as of 8/31/2024 was \$3,396.95 and savings balance was \$7,019.01 for a total balance of \$10,415.96
- b) Membership is 135 members, who collectively paid \$2,700 in dues. After deducting \$45.63 in Pyopal fees total dues were \$2,654.37.
- c) In total, 59 member gifted an additional \$2,215
- d) 31 members (23%) paid by Paypal
- e) Get receipts to Joanna in next week for Ice Cream Social meeting

3) Crime Report – Mickey Greenberg

- a) Mayor campaigning for sales tax increase
- b) Things are improving but insurance rates not likely to improve anytime soon
- c) September 24 public meeting on DOTI recommendations on E. Exposition Ave. Need to register -- Tim Rooney to disseminate to community
 - i) DOTI presented preview slides in past week – engineers presented items and Amanda Sawyer cut out items that would require significant investment
 - (1) Engineers want to reengineer S. Monaco Parkway & E. Exposition Ave. intersection for better visibility.
 - (a) Wall is part of right of way process – Matt Walter trying to figure out who is responsible for maintaining. We just need to lower profile to improve visibility, not remove it.
 - ii) Mayor held crime meeting in June at GWHS
 - (1) Crime hotspots issue was mentioned –
 - (2) There is a follow up meeting to discuss issue at 800 Oneida Street (Cedar Run Apartments). Mickey will attend meeting this week and report back
 - (3) Email circulated showing shell casings on roof of building
 - (4) Synagogue – Mickey unable to connect with that group
 - (5) Plan is to clean up security meeting minute notes and put up on website. Minutes can reference website security tab.

(6) Matt Walter - City has been invited to review building crime and structural issues and work with DPD to work on safety issue as well.

4) Development issues

- a) Email suggestion to have Ming do weeds on Monaco and Quebec. Board assents to get weeds cleaned up. Joanna to talk to Jane Lorimer to find out how to approve this duty.
- b) Jeff Aldrich followed up with KBY – there was scheduled mowing for lot but they did not show up. They apologized and will get that done ASAP.
- c) WDCA proposed synagogue meeting with developers and S. Poplar Street coalition meeting. However, Jeff Aldrich did not get a response. WDCA to continue to reach out to facilitate a meeting. If this does not work in a few weeks we will consider other options to engage.
 - i) Residents received “dear resident” form letter – as reported by Samantha at 350 S. Poplar. Did not agree to meet in person as a group. May be willing to meet one on one.
- d) Near Southeast Area Zoning Plan proposes rezoning to S-MX-2A (suburban mixed use two story – does not allow drive through facilities or drive through services or restaurants
 - i) City Council representative
 - (1) States that standard for notifying RNOs of legislative proposal met
 - (2) No information about who or how this was inserted into SE Area Plan
 - (3) No information on whether this can be changed in plan prior to voting on by City Council
 - (4) Suggests notification of proposed rezoning was sent September 11. Not verified based on review of WDCA email for notices.
 - (5) SE Area Plan release date September 12
 - (6) No information provided on process for commenting on legislative rezoning or timing
 - ii) Karin Rosedale – we need to know specifically what uses this will allow
 - iii) Tim Rooney has questions about propriety of this mechanism for rezoning
 - (1) It is possible to submit CPD public information request
 - (2) Requested and received rezoning case number 2024i-00104
 - (3) Matt Walter forwarding email for notification
 - (4) This will go up before planning board then council vote
 - iv) Matt Walter has free bags – sustainability and resiliency. Susan Bernard can come get them. Good for neighbor bags.
 - v) Good news with the city. There was a major water main leak on Virginia on September 16 between Magnolia and Newport. The City came out within 20

- minutes and stopped leak. Crews out within 40 minutes to fix leak and were able to fix within 24 hour period. Kudos to Denver Water.
- vi) Body shop was seeing rust in water lines – Denver Water came out and flushed lines – prompt and thorough response.
 - vii) Danielle Taro – noticed change in taste of water. Susan Bernard also noticed. Anybody else? How to respond? Contact Denver Water
- e) Cleanup schedule for October
- i) October 6 Danielle to reach out to Linda to see if she can help that day.
 - ii) Mickey Greenberg noted that we have a volunteer cleaning up bus stop next to. Resident at 680 S. Monaco - first house with driveway. Originally this was part of a dairy farm. WDCA to send thank you note. RTD also finally put garbage can back at bus stop.
- f) Ice Cream Social debrief
- i) Denver Days – participation saves us \$300 in barricade fees
 - ii) Reduce number of ice cream options to reduce costs
 - iii) Total ice cream cost was approximately \$800
 - iv) Naming it Ice Cream Social may have helped turnout
 - v) We had 100+ people
 - vi) Ice cream truck standard prices are very high now - don't like price but it was very popular with the kids
 - vii) May look into shaved ice trucks next year (Kona ice)
 - viii) We may not have publicized that ice cream was Kosher
 - ix) Mickey – pick your ice cream types in advance? Possible but will be a little time consuming to implement.
 - x) Also we didn't have fire truck or police car this time, but we can probably do next year – just have to request in advance
 - xi) Get a basketball hoop
 - xii) People liked the enclosed location of the event. Better than parking lot.
- g) Dumping on Monaco issue (outside fence on street)
- i) BBQ pit this week – Someone comes during the day and dumps stuff at 402 S Monaco Parkway typically in afternoon.

Meeting called to close at 8:14 PM
Minutes submitted by Tim Rooney, Secretary