

# Memorandum of Understanding 11/26/24

This Memorandum of Understanding is an agreement between the parties of the first part, Ted and John Yann Moutzouris (“Owners”) and the parties of the second part, Karin Rosedale, Samantha Horoschak, Patricia Horoschak, Jane Lorimer, Jeff Aldrich, Tim Rooney and Judy Banjavic, (collectively members of the community); and explains in detail the agreements we have reached through mediation. It includes all the information needed to understand and comply with our agreement. By our signatures, we make a promise in good faith to comply with all the requirements and expectations discussed, agreed upon and outlined below.

## RECITALS

1. The real property at 365 South. Quebec Street, in the City and County of Denver is owned by Ted and John Yann Moutzouris. They are applying to rezone their property from S-SU-D to S-MX-2X, as part of the Near Southeast Area Plan.
2. The property is adjacent to the Winston Downs Community RNO.
3. The property is formerly a headstone engraving business known as Watson’s Memorial.
4. The property has been vacant and undeveloped for more than ten years.
5. The owners are interested in rezoning and redeveloping the property.

## AGREEMENTS

We have voluntarily agreed to take time to mediate because we are committed to finding a solution that is respectful and attentive to the quality of life they want for ourselves and are willing to work towards for each other.

### We voluntarily agree to take the following steps to find resolution;

- (1) The Owners will undertake the following actions:
  - a. remove trash from their property on a weekly basis,
  - b. keep the property mowed,
  - c. maintain the trees on property so as not to become a safety hazard,
  - d. remove any remaining small headstones, and
  - e. add a covenant to the property deed to require that any future development will include construction of a ten-foot attractive masonry wall along the western boundary of their property.
- (2) Further, the Owners will use their best efforts to find a developer for the property that will include the following characteristics:
  - a. will be relatively quiet;
  - b. doesn’t require excessive traffic access;
  - c. involves standard business hours; and
  - d. uses lighting with a downward-focus.
- (3) All parties agree to communicate with each other to achieve the agreements in this Memorandum of Understanding.

### Keeping our commitments to each other

- 1) If, for any reason, the agreed upon actions are not consistently adhered to, we will communicate first with each other to see if any issues can be resolved. If issues cannot be resolved, we will contact our mediator Skip and return to mediation to explore other alternatives before contacting any outside agency or governmental unit.
- 2) If necessary, we will communicate with each other by email as follows:
  - a. John Moutzouris, [yanni118@gmail.com](mailto:yanni118@gmail.com)
  - b. Ted Moutzouris, [petes5606@gmail.com](mailto:petes5606@gmail.com)
  - c. Jeff Aldrich, [jeff.aldrich@sproule.com](mailto:jeff.aldrich@sproule.com)
  - d. Samantha Horoschak, [madfabriholic@gmail.com](mailto:madfabriholic@gmail.com)
  - e. Patricia Horoschak, [tphoroschak@gmail.com](mailto:tphoroschak@gmail.com)
  - f. Karin Rosedale, [kaboobear@aol.com](mailto:kaboobear@aol.com)
  - g. Jane Lorimer, [ejlorimer@aol.com](mailto:ejlorimer@aol.com),
  - h. Tim Rooney, [tim\\_rooney@comcast.net](mailto:tim_rooney@comcast.net),
  - i. Judy Banjavic, [judybanjavic@yahoo.com](mailto:judybanjavic@yahoo.com)

As your mediator, I will follow up with each of you after the 30-day trial period. However, if our agreement doesn't seem to be working, please call right away (303-888-1290).

[You may also call our general number – 303-651-6534]. The following parties understand and agree to the conditions set forth in this Memorandum:

John Moutzouris 2024-12-04  
Date

Ted Moutzouris 2024-12-04  
Date

Jeff Aldrich 2024-11-28  
Date

Samantha Horoschak 2024-11-30  
Date

Patricia Horoschak 2024-11-30  
Date

Karin Rosedale 2024-12-04  
Date

Jane Lorimer 2024-11-29  
Date

Tim Rooney 2024-12-02  
Date

Judy Banjavic 2024-12-02  
Date



# Signature Certificate

Reference number: SUAPP-6AEKW-UC5B5-TSYBE

## Signer

## Timestamp

## Signature

### Jeff Aldrich

Email: jeff.aldrich@sproule.com

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 28 Nov 2024 15:05:54 UTC  
Signed: 28 Nov 2024 15:06:19 UTC



### Recipient Verification:

✓ Email verified 28 Nov 2024 15:05:54 UTC

IP address: 64.44.87.231  
Location: Denver, United States

### Jane Lorimer

Email: ejlorimer@aol.com

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 29 Nov 2024 18:21:25 UTC  
Signed: 29 Nov 2024 18:40:01 UTC



### Recipient Verification:

✓ Email verified 29 Nov 2024 18:21:25 UTC

IP address: 71.33.146.155  
Location: Denver, United States

### Samantha Horoschak

Email: madfabriholic@gmail.com

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 30 Nov 2024 19:43:25 UTC  
Signed: 30 Nov 2024 19:43:52 UTC



### Recipient Verification:

✓ Email verified 30 Nov 2024 19:43:25 UTC

IP address: 73.229.236.166  
Location: Denver, United States

Document completed by all parties on:

05 Dec 2024 05:02:20 UTC

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# Signature Certificate

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## Signer

## Timestamp

## Signature

### Patricia Horoschak

Email: tphoroschak@gmail.com

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 30 Nov 2024 19:45:40 UTC  
Signed: 30 Nov 2024 19:46:10 UTC

*Patricia Horoschak*

### Recipient Verification:

✓ Email verified 30 Nov 2024 19:45:40 UTC

IP address: 73.229.236.166  
Location: Denver, United States

### Judy Banjavic

Email: judybanjavic@yahoo.com

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 02 Dec 2024 23:07:37 UTC  
Signed: 02 Dec 2024 23:11:58 UTC

*Judy Banjavic*

### Recipient Verification:

✓ Email verified 02 Dec 2024 23:07:37 UTC

IP address: 73.203.61.243  
Location: Denver, United States

### Tim Rooney

Email: tim\_rooney@comcast.net

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 02 Dec 2024 23:25:51 UTC  
Signed: 02 Dec 2024 23:26:17 UTC

*Tim Rooney*

### Recipient Verification:

✓ Email verified 02 Dec 2024 23:25:51 UTC

IP address: 73.181.15.110  
Location: Denver, United States

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# Signature Certificate

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## Signer

## Timestamp

## Signature

### John Moutzouris

Email: yanni118@gmail.com

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 03 Dec 2024 06:48:35 UTC  
Signed: 04 Dec 2024 20:27:36 UTC



### Recipient Verification:

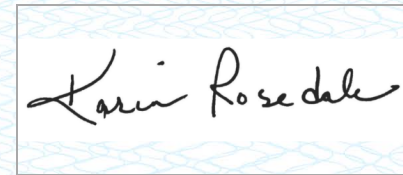
✓ Email verified 03 Dec 2024 06:48:35 UTC

IP address: 174.231.83.32

### Karin Rosedale

Email: kaboobear@aol.com

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 05 Dec 2024 03:03:32 UTC  
Signed: 05 Dec 2024 03:07:49 UTC



### Recipient Verification:

✓ Email verified 05 Dec 2024 03:03:32 UTC

IP address: 73.181.14.49

Location: Denver, United States

### Ted Moutzouris

Email: petes5606@gmail.com

Sent: 27 Nov 2024 20:48:58 UTC  
Viewed: 05 Dec 2024 05:01:53 UTC  
Signed: 05 Dec 2024 05:02:20 UTC



### Recipient Verification:

✓ Email verified 05 Dec 2024 05:01:53 UTC

IP address: 172.59.227.214

Location: Denver, United States

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