

**Winston Downs Community Association
Board Meeting
Date 3/18/2025
(via Zoom)
Minutes**

Board Attendees: Jeff Aldrich, Jeff Becker, Danielle Taro, Tim Rooney, Susan Bernard-Gross, Joanna Milewski

Other Attendees: Matt Walter – Senior Council Aide District 5 Denver City Council, Jane Lorimer, Mickey Greenberg, Darren Hobbs

Meeting called to order: 7:04 PM

- 1) Agenda – Joanna Milewski moved to approve agenda, Susan Bernard-Gross seconded. Approved unanimously.
- 2) **Approval of minutes from January and February** – Board approved January and February minutes unanimously. The 2025 budget is attached to the February minutes.
- 3) **Treasurer report – Joanna Milewski**
 - a) Checking account balance as of March 31, 2025 is 3,608.81, Savings balance is \$7019.35 for a total bank balance of \$10,628.16
 - b) WDCA has 118 members now (up from 109) who collectively have paid a total of \$2,360 in dues. After deducting \$43.56 in Paypal fees, net dues were \$2,316.44
 - c) 41 members gifted an additional \$871
 - d) 30 members (25%) paid by Paypal
 - e) Walters Pizza membership drive will be on Wednesday at 5:30PM. Jane Lorimer will send out another last-minute email reminder. Susan Bernard-Gross has some swag bags to bring
 - f) All board members have paid dues except one who always pays at annual meeting
- 4) **President's Report – Jeff Aldrich**
 - a) Jeff Aldrich will provide comments for annual meeting
- 5) **Safety Committee – Mickey Greenberg**
 - a) Abandoned car on E. Exposition Ave has been towed
 - b) Lawsuit against Cedar Run owners appears likely due to safety and maintenance issues and Mickey Greenberg will check in with DPD regarding ongoing safety issues

- c) Mickey Greenberg is seeking approval of the text for a 311 request for change in signage at E. Exposition and S. Monaco to restore 2-lane westbound traffic pattern on E. Exposition
 - i) Safety concerns regarding this request:
 - (1) Violation of no turn on red and restrictions on visibility with two lane traffic for drivers
 - (2) Northbound traffic turning onto E. Exposition would not be affected by two-lane westbound on Exposition
 - (3) Concerns also include pedestrian safety
 - ii) E. Exposition already is in practice used as two lane west-bound road.
 - iii) Could address concerns by pole mounted no turn on red on southwest side of intersection
 - iv) Painting center line on E. Exposition may be a way to improve safety
 - v) Motion to approve sending out approval of text for a 311 request for change in signage made via email by Susan Bernard-Gross and seconded by Joanna Milewski. Vote called at meeting with five in favor and one abstention.
 - vi) Jeff Aldrich also to send out request as letter to City Council District 5 and Molly Lamphier at DOTI
 - vii) Planning for safety meeting focusing on fraud
 - (1) Mickey Greenberg talking to City Attorney's office. Lynn Lowe is contact.
 - (2) DPD can also participate but typically just responds to reports.
 - (3) INC presentation in past has included CBI and City Attorney's office on scams and frauds. We could add state presence as well.
 - (4) Mickey's experience was that CBI's presence did not add much to the presentation, and he does not have a CBI contact.
 - (5) Jane Lorimer to see if she has CBI contact to share. Colorado Bureau of Investigation (CBI) website lists Rob Low as its Strategic Communications Director, who began his tenure on March 18, 2024, after working as an investigative reporter for FOX31 Denver for 10 years
 - (6) Some people have a lot of concerns about scams at state or higher level. It could be an attendance draw to get a higher level
 - (7) Targeting in-person meeting during the 3rd week in May (week before Memorial Day). May 21 or May 22 are possible candidates

6) Response to DOTI Traffic Calming Report

- a) Jeff Becker to call meeting to develop recommendations to Board re E. Exposition Traffic Study. Jane Lorimer to host meeting with Debbie Costin, Mickey Greenberg, Jeff Becker and Lee Lampert to work on response

7) Annual meeting

- i) Tim Rooney to send list of board member terms via email
- ii) Need to be able to fill officer positions
- iii) 50th Anniversary Meeting
 - (1) Slide presentation in progress

- (2) Donation to homeless shelter – bring a new pair of socks, also food donations to GWHS pantry are options with theme of Giving Back
- (3) Provide gift certificates as raffle for attendees
- (4) Financial status presentation is helpful
- (5) Need old photos – Lee Lampert to check and see what kind of photos they might have
- (6) Pre-planning meeting via Zoom on April 16 7 PM
- (7) Amanda Sawyer planning to attend – she has short presentation
- (8) Reach out to History Colorado – Winston Downs – early neighborhood - - research history of neighborhood that was not redlined in original covenants. Jane Lorimer has five original filings – all same except for NW quadrant.
- (9) Bring copies of bylaws, information on Denver’s habitability standards – parking, lawn maintenance

8) Other issues

- a) Developer looking at Hupp property on E. Exposition Ave but they need to have houses with frontage on main street under current zoning. Also to bring in cul de sac as public road everyone would need to update all their infrastructure
- b) Position on BRT is to delay study on Alameda until we have outcomes from another finished project to study – convey to DOTI via letter.
- c) Future bond issue has potential to pay for traffic calming measures on E. Exposition and Alameda/Quebec intersection safety improvements.
- d) Lee Lampert thanks DOTI for compost bins for the neighborhood
- e) Request to move traffic speed monitor east from current location at Quebec & Alameda because it appears that some drivers are using it to check speed for racing. It may be possible to program it not to go higher than 50 so it doesn’t reward people.
- f) INC representatives – Jeff Becker willing to volunteer for transportation committee. Susan Bernard-Gross is listed as delegate with David Halterman as substitute.

Board meeting adjourned at 8:42 PM