

## **JPUN Board of Directors Meeting**

10 AM – 12 PM, March 1, 2008

Barbara and Bill Baker's house

### Board Members Present:

Tim DePumpo, Co-President

Joan Bondy, Secretary

Ed Kieta, Special Projects

Esther Meeham, Member-at-Large

Kari-elin Mock, Vice-President

Katherine Meldrum, Safety Chair

Joe Boven, Communications Chair

Jeremy Cottrell, Member-at-Large

### Community Members Present: (none)

Meeting called to order by Tim at 10:17.

Roll call. It appeared there was not a quorum, until all attendees arrived.

## **REPORTS:**

Treasurer: (no report).

Communications (Joe): The Newsletter is still evolving. A press packet is being developed to be part of future newsletters to more easily enable advertising and revenue. Anyone interested in helping with advertising is encouraged to step up. A newsletter article in Spanish is still in the works. Joe is working to get a website meeting set with Fred Lai. The website was mentioned as another possible advertising locale.

Land Use (Kari for Brad): She was the sole attendee (in person) at the last meeting. Due to lack of access to Zocalo, it was moved to Brad's office. Rafael joined via phone. Matt of Bothwell Davis George (the architect) and Derek Ahrens (the developer) presented the only agenda item: A duplex for 2731 W. 21<sup>st</sup> Ave. (between Clay & Decatur, along the east side of the west alley). Kari passed around the drawings from the meeting. It's a front/back duplex. The lot is currently zoned R-2, but its size (45' wide) prohibits a duplex. As a result, the developer proposes to rezone to RMU-20. Derek hopes to start construction around September and to live in one of the units when completed. At the meeting, Derek expressed interest in obtaining the adjacent property to the east. Kari expressed concern about the rezoning, if the two parcels were combined and the project be allowed grow in size. Rafael shared the drawings with neighbors (within 200' of the site) and is hosting a meeting this afternoon (March 1) for the architect and developer to present to any interested neighbors. The rezoning may be presented at the April general membership meeting.

Joe suggested a column in the newsletter regarding LUC meetings and topics in the future.

Per Tim, the Speer and Bryant area office complex sale has closed. Ed said the proposed Speer and Bryant project will have quite a bit of retail, over 10,000 square feet planned and 300 units. The Paul Stann project townhome units at Decatur and 22<sup>nd</sup> are still a go, but they need to sell more units. A group of neighbors have partnered on the Tepper Building, trying to attract the right developer there. The plan is for multi-use renovation, retail on the ground floor, and condos upstairs. A group of interested developers came by yesterday, per Ed.

Neighborhood Liason (Daren): (no report).

Possible neighborhood support for CEC mentioned, for instance, in connection with the café.

Safety (Katherine): The next meeting is Saturday, March 15, 1pm, at Jack -N- Grill. Increasing Neighborhood Watch groups will be a big topic. Recent Zocalo break-ins were described in detail by Jeremy, a resident there. They're taking bids for security systems and so far the quotes are quite varied. A resident there is also submitting a bid. A recent incident was described by Tim, at W. 25<sup>th</sup> and Eliot, also witnessed by kids and attendees at the art space on that corner. Shots were fired, also someone was stabbed, and police closed off the W. 25<sup>th</sup> Ave. & Eliot intersection for a time. The police later said it was not gang related, and they caught all the people involved. The police are very on-board for this Neighborhood Watch program. Kari said their wheelbarrow was stolen from their backyard, but neighbors scared the thieves off before they got some snowshovels. The overall neighborhood crime statistics are still good.

Social: Lindsey Shorthouse has stepped up as the new social chair. She called a meeting at Zocalo on Feb. 15 and is organizing a committee, called JPHUN. Happy hours are getting set up and she's emailing updates. The next JPUNCH Happy Hour is March 13 at LaLoma. A vote to add her to the BOD will take place at the next general membership meeting on March 4.

Spanish Outreach: Esther hasn't yet touched base with Fidel. The first article in our newsletter in Spanish would be a general introduction to JPUN; additional articles will feature Jeff Park Day and other events. Esther will coordinate. Ed met with Andrew Romero of Keybank, who has good connections everywhere regarding Spanish outreach and issues such as affordable housing.

Other updates: Tim was unable to attend a recent Invesco meeting, but maintains contact with John Applegate there.

## **OLD BUSINESS**

1. Errors & Omissions Insurance; recent by-laws changes. No new discussion or action.

## **NEW BUSINESS**

1. Jefferson Park Day planning: An outline was included with the agenda. Each major activity was reviewed and volunteers agreed to coordinate (as listed below).

Breakfast and volunteer sign-in coordinator: Ed.

Park planting and clean up: Kari, Katherine, and Kari will ask Susan. Tina Romero, volunteer program coordinator, will be at the next general meeting for sign up. Steve Smith, landscaper and local resident, has surveyed the park for best planting areas. The city will prepare the ground for us.

Cleanup crew coordinator: Tim. Katherine mentioned past involvement of Keep Denver Beautiful and she will contact them for this year.

### Related discussion:

- Joe will do a flyer. Esther will do the translation into Spanish. The flyer will be tucked into the newsletters in April and May, and be printed on a different color paper for emphasis.
- Jeremy said that the Zocalo resident bulletin board could be utilized for Jefferson Park Day advertising. HOA meetings are usually the third Monday of the month and David Zucker usually attends. March 17 is the likely date of next one. Jeremy will attend and announce JPUN meetings; anyone is welcome.
- Katherine: would like to get paint from city for graffiti cleanup.

- There is need for more clean-up crew volunteers and/or donations. Ed will e-mail his list of contacts. Kari can contact the urology clinic and the Red Lion; Tim the CEC; Family Star could be contacted by Barbara; Tim can cover Invesco; Jeremy for Zocalo; Brad for Keller-Williams. Spanos had some volunteers last year, so Ed will talk to Lex. Other developers, like Paul Stann, Derek Ahrens, etc. could be contacted.
- Jeremy will ask David whether he will pay for the trash roll-off. Tim volunteered that it can be located at his garage on 26<sup>th</sup> again this year.
- Jeremy to ask David Zucker invitations could be sent out to future River Clay residents.

Afternoon events: Due to limited funds, the BOD was asked to consider how elaborate Jefferson Park Day would be this year and to understand that their efforts will be vital to making it happen. Ed and others commented that this year Jeff Park Day should return to its previous years' glory, and they were willing to volunteer toward that goal.

- Nancy and Kirk from Riverside Baptist have agreed to serve hotdogs, hamburgers and chips- taking time away from a concurrent church event of theirs. Kari will print a large thank-you for JPUN to sign (similar to the one done for District 1).
- JPUN lacks money to book a band, but it's a good opportunity for exposure. Perhaps an honorarium could be donated. Perhaps Andy, as in years past, would be willing to DJ?
- Tent & chairs last year and year before were from the Urology Clinic. Kari to contact.
- Tim will ask the Aquarium about a jumping castle.
- Jeremy to ask David or Lindsey about sound system and generator rental (Davis A/V).
- It was agreed to allow currently elected officials speak, but no candidates campaigning.
- Ed will handle Jack & Grill, Safeway, etc. for bottled water, 100 breakfast burritos. Joe also suggested talking to Eldorado Springs water for donation of water.
- Joe suggested donors be recognized in the newsletter, on the website, and with their logos on the t-shirt, and banners in the park. We can divide the list of people to call among the board members. Kari, Tim and Barb will organize this list of possible contributors.
- Donation of talent from Adams Mystery will be asked for by Esther.
- Land Use could possibly ask developers and residential realtors if they want to set up an information table in the park for a donation. We should start at \$500 for the booth fee, said Ed. We can stress the hot real estate activity and appreciation of values in Jeff Park.
- A subcommittee was proposed to focus on the afternoon planning of Jeff Park Day: with Tim, Barbara, Kari, and Esther. Tim hopes to involve more new volunteers. Volunteer status reports and deadlines will be developed as we progress.

2. General Meeting Agenda: Tim moved that the agenda stand as printed on handout, Ed seconded. The motion was voted upon: All ayes (Jeremy, Joe, Kari, Esther, Tim, Ed, Joan).
3. JPUN learned from Councilman Rick Garcia that a Denver's Road Home project is being proposed on a city-owned empty lot next to Senor Sol and Children's Museum. Joe described it as being for chronically homeless families. He is concerned about whether it will be of quality construction. Government funding would help, per Ed. Joe will get more information. Councilman Rick Garcia will speak on this at the next general membership meeting Tuesday. Kari asked that people give the project a fair hearing and base response on the facts, especially since the neighborhood has not been able to count on fair consideration from the City in the past. Ed mentioned that it may already be supported the Children's Museum.

Meeting Adjourned at 12:28pm by Tim.

Next Meeting: 9 AM Saturday, May 3, 2008 at Bakers', 2833 W.25<sup>th</sup> St.