

# CHA

Crestwood  
Hills  
Association

## Minutes

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### Board of Directors Monthly Meeting

March 15, 2016

Location:  
Crestwood Hills  
Preschool

**Present:** John Haley (recording), Kate Blackman, Cory Buckner, Lauri Gaffin, Kyle Kozloff, Barbara Levin, Alex MacDowell, Rob Plotkowsky, Richard Rothstein

**Guests:** Hunt Barnett, Timothy Lewis, Suzanne Rand-Lewis, Joanna Port (Hosting at the Crestwood Hills Nursery School), Susan Doolittle, Karen Curtin, Jessica Begum, Julie Greenberg, Kevin Cohen, Paul Slye, Allison Baratelli, Roy Longman, and Eric Reid

- I. **Call to Order:** Board Meeting was called to order at 8:04pm.
  
- II. **Approval of Minutes:** The minutes from the February board meeting were approved as submitted.
  
- III. **Treasurer's Report:**
  - 109 paid members, which is on track for dues this year.
  
- IV. **Preschool Update and Public comment:** The order of the agenda was adjusted so that the members and guests could discuss the Proposed Preschool Expansion prior to all other topics.

Joanna Port presented and answered questions regarding the proposed expansion of the Crestwood Hills Nursery School.

  - Joanna was allotted 30 minutes to present information regarding the preschool. Joanna prepared an informational packet, which was distributed to the board members and guests.

- The preschool board would like to provide a better pre-K program for the school. The teachers and board decided that pre-K should be a full day program in order to improve the education of the neighborhood children.
- Joanna went over the FAQ page included in the packet and discussion then centered on the increase in the number of students, and how many cars would travel through the neighborhood throughout the day.

General discussion followed noting the total number students and possible cars traveling to and from the preschool this year, compared to the potential increase for next year, pending the expansion.

Based on neighborhood feedback, traffic routing started in February to minimize congestion.

The board felt that it would do no harm to the association to give permission to the Preschool to explore the possibility of expansion, based on conversations that started last spring.

Public Comments:

Questions were asked about the commercial film shoots that took place on public roads, and at the preschool. It was noted that the film board controls permits on public roads. Any money paid to the preschool for the shoot was shared with the Association.

General discussion followed regarding the preschool expansion, preschool enrolment, the terms of the Conditional Use Permit, and increasing the rent.

A few members offered their assistance in negotiating a lease with the preschool.

More discussion followed regarding traffic to and from the dog park, and the mistreatment of the dog park by users from outside of CH.

General discussion followed, with several of the guests commenting in support of the preschool, and several of the guests complaining about traffic and speeding issues.

#### **V. Architectural Committee:**

Developers are coming into the neighborhood, especially into the upper tract. The developers are aggressive, with deep pockets. They are currently attempting to build 15,000 sq ft, 10,000 sq ft, and 11,000 sq ft homes. One of these homes has 5 stories. These developments are very alarming. One home has parking for 15 on the roof.

We are in a time of crises. How is the CH architectural committee best serving the community? The CHAC and CHA are trying to act in the best interest of the neighborhood. Suzanne Rand-Lewis has offered assistance to write letters to the developers. Discussion followed on the best way to raise more funds through dues. Tiered dues were suggested. It was noted that in the past, tiered dues have not worked well.

#### **VI. Legal:**

The legal committee had hoped to have the lease with the CHP complet, but that is not realistic given the variety of different viewpoints and considerations in the community.

#### **VII. Preschool Expansion:**

The general consensus concerning the preschool expansion is as follows: The majority of the board is supportive of the expansion pending further review and feedback from the community, but is mostly concerned with the added traffic. The preschool would need to pay increased rent, possibly up to full market rate with a graduated increase built into the lease. The preschool would need to come up with a suitable plan to minimize the impact of the traffic on the community.

#### **VIII. Annual Meeting:**

Discussion regarding preparations for the upcoming annual meeting. The board needs to gather more information about the proposed preschool expansion. General discussion about the need for the Architectural Committee to be represented at the meeting. 1 May 2016, for annual meeting. Dessert and coffee, 3pm.

**The next meeting** will be on Wednesday, April 20th at the Crestwood Hills Park clubhouse.

**Adjournment:** 10:04pm.