



September 21, 2021 BRUN Board Meeting - Minutes recorded on 10/18/2021

- **Call to order 6:35pm (Scott Danenhauer gavels)**

- **Open Mic -**
 - Update from Historic Berkeley Regis (HBR)
 - “Two years ago HBR began an effort to return the 1913 Berkeley Lake Bathhouse to its historic role as a building maintained for use by the community. An effort that the existing Berkeley Lake Park Master Plan states as a goal. The master plan prepared by professionals and with extensive input from the community also indicated that this building has historical significance and is a contributing resource within the designated Berkeley Lake Park Historic District. After researching the history and architecture of the building, HBR determined that the building should be restored to its iconic and beautiful historic appearance and be prepared to receive higher uses than park equipment storage. We conducted robust outreach to determine that the community would support such an effort and the idea received enthusiastic support. HBR members appeared before the advisory board in 2019 and the Parks and Rec expressed interest in the idea. Advocating for the restoration of the building and its return to community use has been one of our major initiatives. It received funding for a historical structure assessment in the mayor's budget of 2021.”
 - HBR is now waiting for that study to begin and requests support from BRUN's new board of directors for this effort. \$75,000 has been allocated for the study. Dist. 1 Council has asked for a number of other improvements to local parks. Now the study is to be bundled in with many other improvements that are being requested. (Including a boat house and another building at Sloan's Lake.)
 - Chuck Cook and Anne Lynch
 - Designing ADU at the rear of their lot at 3844 Meade
 - Explained that they are moving forward with BOA case to appeal a denial of a zoning variance to allow use of their existing garage and convert to new ADU. Existing building encroaches on side and rear setbacks. New construction would project through the side bulk plane.
 - The topic was referred to BRUN ZAP for analysis.
 - Discussion - Has Historic Berkeley Regis (HBR) done any assessment of ADU development in the neighborhood and how it may be requiring demolition of existing structures to accommodate ADU development. Also, is there an assessment of the new development being proposed at the corner of 46th & Tennyson (Local 46 site). Analysis would provide a good basis for collaborating on the shared opinions on changes in the neighborhood.

- **Speakers - NONE**



- **Old Business - 6:45pm**

- I-70 Expansion - as it relates to existing parks and neighborhood exposure to traffic.

Followup elements:

- Contact Parks and Rec Advisory Board Rep to attend a meeting.
- New development at Rocky Mountain Lake Park (RMLP) - Conversations with new development that fronts the lake (RedT). BRUN rep spoke with a construction manager to review changes being made to the existing berm along the edge of the lake. There was concern that changes were being made by the developer without notice to the neighborhood. Property manager confirmed that there were adjustments to utility locations related to the new construction taking place but that city utility agencies were making these changes as required by the new development plan. The developer did not have information on removal of existing landscaping along the edge.
- Concerns that there are many large trees marked for removal in the park. Suggest having a representative from Denver Forestry at one of the next BRUN board meetings.
- Conversation on desire for new sidewalks in the RMLP. Planned long sidewalk in SE corner of the park from Hooker to Grove. Current asphalt sidewalks can only be replaced with concrete sidewalks with approval by Denver Forestry. More reason to invite Denver Forestry to a meeting.
- Discussion on current work taking place on Lowell Blvd. frontage at RMLP. Overhead power is being placed below ground. This work needs to be completed prior to new signal lights planned to be installed at 46th & Lowell.

ACTION:

- Contact Denver Forestry to attend a future meeting.
- Contact new Dist. 1 Park & Rec Advisory Board member to a future meeting.
https://www.denvergov.org/files/assets/public/parks-and-recreation/document/s/planning/prab/dpr-prab_advisory-board_roster.pdf
Audrey Carrillo, Dist. 1 Parks & Rec Advisory Board,
Email: AudreyPRAB@gmail.com

New Business - 7:15pm

1. Nora Grossman would like to step forward as a candidate for the BRUN Board of Directors.
 - a. Background in civic technology and civic engagement. Is interested in being part of the Membership Committee.
 - b. Nora Grossman was nominated (Thad T.) with a second (Jeff S.).
 - c. Voted unanimously in favor of being a member of the board.



2. Zach Alcorn - board member - had questions about the current non profit status of BRUN. For tools like Google Workspace, it's important that BRUN is classified as a 501.c.3. Also important for some of the other membership management programs that we are looking to join.
 - a. Stan F. - As far as he knows, we do carry the 501.c.3 status
 - b. Zach A. - Has not been able to find confirmation from IRS database. Is there any board concern about following through with IRS to determine current status in order to establish benefits that can be provided.
 - c. Board Consensus - NO concern - move forward with clarification after review with BRUN Treasurer.
3. Denver Rec Center as a possible in-person meeting place.
 - a. Remains a challenge for BRUN to do well as a hybrid model. Zach A. still doing research on possible scenarios.
4. Good Neighbor Agreement - GNA Committee - Executive Board
 - a. Committee received comments back from board members on the BRUN standard GNA that was vetted by earlier BRUN boards.
 - b. Discussed current evaluation of GNA standards and Denver INC forum on GNA.
 - i. Consistency with EXL GNA is very important. BRUN GNA have historically been very inconsistent with closing times.
 - ii. INC suggested touring a property before the GNA is finalized.
 - iii. More development and decision making is necessary.
5. Membership Committee - Nora Grossman - Chair
 - a. Extensive research has been done to evaluate structure of other RNO's
 - b. Have we ever offered business membership? Yes - there's currently no distinction between business or property owner. \$10 dues for all.
 - c. Discussed possibility of having a different pay structure for business membership. Should we update our membership due amount. There are some RNO's that do not have a membership fee. SUNI has a structure of free membership but paid (donation) membership allows bonus incentives such as discounts at local establishments.
 - d. Offered Plans 'A' and 'B' for new membership dues structure. (individual, household, student/senior, business)
 - e. Discussion on changing dues. What does it allow BRUN to do? Are current dues a barrier for membership?
 - f. Membership tracking software analysis. There are better programs out there that are more suited for managing membership and would provide tools for contact and tracking.
 - g. Discussion on exploration into different membership management options.
 - h. Next steps: Coordinate costs associated with the BRUN Treasurer.
6. Zoning and Planning Items
 1. ZAP is corresponding with the developers of properties at 46th & Tennyson. Meeting with a presentation will be arranged as the developers have updates to share.
NO ACTION: ZAP has asked for a meeting prior to the next submission to the city.



Other Committee Updates:

Events: No BRUN event planned for October.

Membership: Noted above.

Regis Community Council:

There was a meeting held at Federal and 50th where dinner was donated to occupants of the SOS campsite. Trying to raise awareness for causes to help the homeless and looking for ways to identify funding opportunities. Also, trying to find new ways for Regis to reach out to the surrounding community.

Sustainability:

Northside Sustainability Alliance is having an event at the Flyte Brewery, 4499 W 38th Ave. on 10/21/2021, 6:30pm. BRUN will be co-sponsoring the event (promoting on social media and on website). Agenda meant to educate the community and BRUN membership.

Bylaws: No discussion.

ZAP: Noted above.

Treasurer Update: No discussion.

Prior Meeting Minutes for BRUN Board Meeting on August 17, 2021 recorded by Jeff Stine

ACTION: Meeting Minutes approved by unanimous decision.

Public Meeting concludes by 8:28 pm

Board Attendance:

Executive Board:

Scott Danenhauer (President) Yes

Zach Alcorn (Vice President) Yes

Stan Ford (Treasurer) Yes

Jeffrey Stine (Secretary) Yes

Board of Directors:

Jay April Yes

Marc Cherveney Yes

Nora Grossman Yes

Thad Tecza Yes

Steven Teitelbaum No