

Corbett Heights Neighbors
Board of Directors Meeting, Wednesday August 18, 2021
Minutes

A regularly scheduled (virtual) meeting of the Board of Directors of Corbett Heights Neighbors was called to order by Vice President Maryann Dresner at 7:00 p.m. on Wednesday August 18, 2021. The following directors were present: Paul Allen, Josh Baskin, Maryann Dresner, Leslie Koelsch, Casey Rando, and Mark Ryser; Maria Chambers Hutchins attended a portion of the meeting. Bill Holtzman and Scott Pluta were absent.

1. Minutes.

1.1. The second draft of the minutes from the July 21 meeting were approved.

1.2. Following the July 21 meeting, there was an urgent request to authorize the expenditure of funds for the delivery and spreading of free mulch for the Merritt/Danvers park. Upon motion duly made, seconded, and unanimously approved by mail vote following the July 21 meeting it was:

RESOLVED, that the Board approves the expenditure of no more than \$650 for the delivery and spreading of free mulch on or about August 1, to be supervised by Leslie Koelsch.

2. Treasurer's Report. Leslie offered the Treasurer's Report. Expenditures were approximately \$400 for signs, trees, and miscellaneous items. The General Fund balance is \$14,680, the Slope fund \$1370, and Al's Park \$1409.

3. Neighborhood Parks.

3.1. Ord. Donations have been received for Ord. There is a persistent issue of trash being left at night. Leslie routinely removes it in the morning but this is not an acceptable long term solution.

3.2. Merritt. Mulch is scheduled for delivery August 19; Leslie will supervise. Some may also be spread at Corbett Slope.

3.3. Miscellaneous. Part of the mural on Market Street at the bottom of Corbett Slope has been defaced. A clean up of same was discussed.

4. Annual Meeting and Board Election.

4.1. All currently serving Board members except Mr. Pluta and Mr. Ryser have filed notice of their intent to seek re election to the Board. Candidate statements must be submitted to Paul Allen, Secretary, by August 25.

4.2. Annual Meeting, September 14. Joel Engardio will be invited to the meeting.

4.3. In order to permit CHN to fill vacancies on the Board between Annual Meetings and to offer the opportunity to CHN members who wish to channel their neighborhood enthusiasm into the work of the Board and the association, the Board discussed a procedure by which a limited number of interim appointments to the Board could be made in the interregnum between Annual

meetings. Accordingly, upon motion duly made, seconded, and unanimously carried with one abstention, it was

RESOLVED that the Board recommends the membership approve the adoption of the following new section 2 to Article 5 of the CHN Bylaws:

Section 2. Notwithstanding the procedures and requirements set forth in Section 1 above, the Board of Directors by a vote of no less than 75% of those board members eligible to vote may make an interim, i.e. between Annual Meetings, appointment to the Board of Directors of persons who themselves are CHN members and eligible to vote at member meetings pursuant to Article VI, Section 1. No more than two such appointments may be made during the period between Annual Meetings. Board members so appointed shall enjoy all the rights and bear all the responsibilities of directors elected at a CHN Annual Meeting but should they wish to continue to serve on the Board must stand for and be elected at the Annual Meeting immediately following their appointment.

5. Land Use Issues.

5.1. 4300 17th St. The Board discussed this project and its scheduled hearing before the Planning Commission on September 2. It was noted that the applicant continues to seek numerous conditional use authorizations and zoning variances because, otherwise, the project would not conform to code, including the requirements of the Corona Heights Special Use District. Upon motion duly made, seconded, and unanimously carried with two abstentions it was:

RESOLVED that CHN opposes the project as currently proposed and will file a memorandum in opposition with the Planning Commission and seek, as well, to voice its objections verbally at the hearing.

5.2. 64 Ord Ct. This project as proposed also does not comply with the Corona Heights Special Use District code provision. Accordingly, following board discussion, upon motion duly made, seconded, and unanimously carried with one abstention, it was:

RESOLVED, that CHN opposes this project as proposed because it does not comply with the terms of the Corona Heights Special Use District.

6. Supervisor Mandelman's 4 Unit Proposal. Discussion of this item was deferred.

7. Miscellaneous. Leslie relayed a concern expressed from one of our members about persistent skate board activity down Corbett Street. Following some discussion, the consensusCHN of the Board was that, given CHN's limited resources, this was not a priority.

There being no further business, the meeting adjourned at 8:50 pm.

Paul Allen, Secretary