

Neighborhood Working Group Meeting Minutes May 28th, 2021

Neighbors Present: Anne Schwarting, Judy Nogg, Sarah Silver, Carole Driver, John Driver, Bill Spencer.

TGTHR Present: Fiona Bartell, Tim Kenney from Ross Property Management

Facilitator: Ron Kertzner

Absent: Chris Nelson

Desired Outcomes

- 1 To achieve final agreement on Process/Procedure (should be a mere formality)**
- 2 To discuss and achieve consensus on function/purpose of group**
- 3 To achieve consensus on the name of the group (if time permits)**

AGENDA

- Opening meeting, roll call
- Approval of minutes
 - Sarah made a motion. Carole approved. All approved.
- Approval of final draft of Policy and Procedures
 - We added the provision that Ross Management could have two people attend meetings but only one of them would have a vote. We did approve the Policy and Procedures.
 - Carole seconded the motion. Approved.

Discussion towards consensus on Purpose/Function

- Update GNSO with 1440 Pine St instead of TGTHR
- Sarah: Conversations are insular for a host of reasons, but I don't think our job is to talk to each other. We have to talk to each other but for the purpose of furthering our job. Job is to communicate with the neighborhood, and with respective city boards about what is happening at 1440 and how it is meeting or not meeting objectives of the Good Neighbor Agreement. Bill and Sarah are happy to be supportive of 1440 but we need to be an honest broker to the neighborhood. Primary function: communication platform to the neighborhood, not a PR communications platform, something in between
- John: Whittier and downtown Boulder, there are organizations for each of those two that report out what's going on. Are we informing these organizations through a newsletter?
- Sarah: No, I don't think we have time for writing a newsletter but providing a platform for a public meeting. There is a dashboard for
- Carole Driver: someone from Downtown Boulder should be a member from this group. Other organizations can look to this group for clarifications
- Ann: The GNSO is so far from reality of how we are operating as a group, more than half has to be completely rewritten. We don't even know how many people at this point are in the building.

- Judy: We have next steps after talking about purpose, function, and name.
- Judy: Neighbors and residents do something together, clean up neighborhood or BBQ
- Ron: With there being such a gap with the GNSO being implemented, see it as a problem to solve, not a mistake.
- Bill: We worked so hard on the GNSO and I would be interested in hearing what should be changed and why in GNSO.
- Sarah: How do we make GNSO functionable instead of a cloistered conversation among ourselves? Good place to start. Last year was kinda bumpy and my guess is there will be other bumps as we go along, what do we do in those type of situations in the future so we are fulfilling our function? How do we make this tangible? I am totally happy to put that off until the next meeting. Maybe w
- Sarah: I like the idea of community events between neighbors and residents. Last event was the one at the church when things were still tense.
- Judy: It sounds like people are happy with that part of the GNSO with purpose but we need to flesh it out. Is that true?
- Sarah: Yeah that's the function part. How do we make real the things we say we are supposed to be doing. There are lots of ways to be a forum for engagement. Lots of ways to develop community relationships. We are not a promotional arm of 1440 Pine St. We are happy to applaud it and a conduit for concerns from the neighborhood. That is our framework. One of frustrations from last year was that it didn't feel like that was understood clearly. it felt like we are a box just to be checked. I am not trying to make work for TGTHR, but to think about how we become the thing we are supposed to be. more public profile with a very clear set of functions.
- Judy: Agenda items: Downtown Boulder, planning an event for the community/residents, putting data/dashboard on TGTHR website, talking about oversight capacity (hearing concerns/complaints from community).
- John: If 60% of GNSO is unimplementable, why aren't we trying to fix that?
- Carole: Ann and I will be working on that but we need the purpose and function first.
- Sarah: I really feel like that dashboard is super important. Zac from the Department of Housing is trying to develop a statewide dashboard for all the projects that they cover, that's great, but we know that bureaucracy works really really slowly. I would hope that 1440 would make its own modified dashboard with its objectives for the residents. That to me seems like an important short term objective. We have to come to an agreement on which criteria 1440 is willing to track/report on.
- Tim: I am an observer. I can report out on maintenance and things directly related to property management. Dog waste and weeds have been concerns from the community. I am working on those. Our lawn maintenance company is very unresponsive to me. If I had my way, I would drop them and get somebody else. There are a lot of issues with that due to the owners. Convert construction loan to a regular mortgage. They are watching every expenditure. The owner took the dog waste receptacles out that I tried to order.
- Ron: We will come one more time and then see if the groups wants more facilitation. When I am in these meetings, there's the content, but I am always listening for what is really trying to emerge from this. As I listen to this conversation, what is emerging is that

you want this to work in a way that serves the neighborhood and everyone benefits from it. My only suggestion is: as you are having the conversation, keep an eye on what is it going to look like as you continue.

- Carole: Thank you Tim for communicating with us about issues with the owner. Ann, maybe you and I get together to discuss steps to move forward with GNSO.
- Judy: Okay, does anyone have any last comments?
- Main points for discussion at the next meeting during the Purpose/Function portion can be 1) community event; 2) GNA revisions; 3) importance of communication rather than PR; 4) dashboard.
- Also for the next agenda, after Purpose/Function will be: Determination about adding a Downtown Boulder member since they represent an integral part of the neighborhood; determining the group's name, and determining the plan for revising the GNA.
- Adjourned at 10:00am