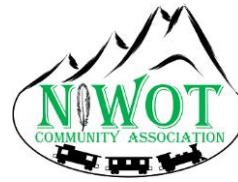


Hannah Hippely
2045 13th Street
Boulder, Colorado 80302



NCA
P.O. Box 72
Niwot, CO 80544-0072
www.niwot.org

October 21, 2015

RE: Re-referral for Docket SU-15-001 Niwot Community Association Comments

Dear Ms. Hippely:

In the response from Colorado Real Estate Holdings (CREH), there are a number of misrepresentations of the Niwot Community Association (NCA) that we feel compelled to address. First and foremost, CREH's claim that there is only a small vocal minority of Niwot residents that are opposed to this proposal is contradicted by survey data collected by the NCA.

It is important to note, that the 347 members of the NCA who were polled to create the published survey are not single memberships...but rather household memberships, which normally include two vote-eligible adults. CREH's suggestion that "non-respondents" numbers be included in this polling is not a recognized practice in poll taking. Members who did not respond are and should be excluded from the published results. We simply have no reliable information from these members.

The NCA today has 421 household memberships representing 713 individuals and constitutes 22.6% of the adult population of Niwot. At the time of the NCA survey in April of 2015, the 347 household memberships represented 19% of the community and not the 8% suggested by CREH's re-referral comments. Further, it should be noted that 19% is several times larger than a statistically relevant sample size for a poll of this type.

In June of 2014 the NCA conducted a similar survey when rumors of a marijuana business might be taking over the Elysian Fields' auction house at 6924 N. 79th Street. The results of this initial survey are statistically consistent with the 2015 survey with 74% of respondents mildly or strongly opposed to any marijuana grow/retail business in Niwot. The 2014 survey had a 57% response rate, which is unquestionably high for a non-profit organization.

The consistent results from the 2014 and 2015 surveys clearly indicate that public opinion remains constant among the NCA membership. The attempts by CREH to minimize the results of these NCA surveys by calling into question the polling methods are unfounded. By definition a survey poll gathers data from the population with a sample size large enough to validate consistent opinions. Further, CREH has made no attempt (that we are aware of) to conduct their own survey on this issue to affirm or contradict our results.

The NCA stands behind its survey and its consistent numbers. Polling data was tightly controlled to exclude respondents who could not prove their membership status. We welcome any questions you may have.

Sincerely:

Dick Piland
President, Niwot Community Association

David Limbach
Vice President, Niwot Community Association