

Greenwood South HOA Board Meeting - November 1, 2021

Attendees

Leslie Levine, Irene Anderson, Sid Gregory, Charlene Hovey , Mike Stone, Marty Wittmer, LaDonna Gravelle

Meeting was called to order at 7:03 p.m. Recent trips by board members were shared.

Agenda

1. The minutes of the September HOA Board meeting were approved.

Treasurer's report by Charlene:

Savings account of 9/23/21	\$10,002.04
Checking balance as of 9/23/21	<u>\$ 6,905.40</u>
	\$16,907.44
Income: Dues paid	\$ 100.00

Expenses from Community Cleanup Day:

Eduardo Sifuentes	\$ 500.00	Weed mitigation & cleanup work
Charlene Hovey	\$ 104.23	Lunch for volunteers
Irene Anderson	\$ 19.25	Coffee, etc. for volunteers
Mike Stone	<u>\$ 78.98</u>	Weed block and rock for Orchard Road
Total Expenses	\$ 702.46	

Bank Balance as of 11/1/2021: Checking	\$ 6,302.94
Savings	<u>\$10,003.30</u>
Total	\$16,306.24

Dues: There are only 2 homeowners with unpaid dues. A letter will be mailed to rental site that still owes dues.

2. CenCon update by Mike Stone: The City of Centennial's new ordinance regarding short-term rentals, AirBnB, VRBO, etc. goes into effect January 1, 2022 with following specifications:
 - a. City's intent is to manage them, not prohibit them.
 - b. A Licensing program is being created. Property owners cannot rent out the house and live in RV in back yard. Accessory dwelling units are not allowed in the City.
 - c. A property must have a 24/7 reachable representative whose contact info goes to the next door neighbors, as well as the renters and the City.
 - d. Occupancy of a rental can be no more than 8 heads, 2 per bed, kids aren't counted.
 - e. Gatherings/parties are limited.
 - f. There must be adequate parking, 2 spaces off street. Parking cannot spill over into the street in front of the neighbors.
 - g. Trash rules must be enumerated with a map of where to keep cans.
 - h. There will be a notebook with all the information.
 - i. There must be insurance and inspections, and the units will pay sales taxes
 - j. There are enforcement provisions and a license can be revoked. A license number must be shown on their ads on VRBO, AirBnB, etc
 - k. Currently the City has counted around 50 rentable units in Centennial with an average length of stay between 6 - 9 nights. Mike Stone will check with City to see if City of Centennial overrules our HOA covenants regarding any of above.

The District Attorney noted the many scams going around now. Everyone should stay alert to these. New City ordinances will be included in next newsletter and will be on our HOA website.

Reminders will be placed in the newsletter for residents to keep their doors locked and garage doors closed as a resident had a bike stolen from garage. The homeless in the area do have day access to public libraries.

3. Cleanup Day: This was a big success. A summary will be written up in the next newsletter and thank-you notes sent to companies involved. There is still a little cleanup in Darlene Renevier's yard to be done by Eduardo Sifuentes. Darlene is most appreciative of the help with her yard cleanup. Charlene noted that fall leaves can be dropped off at a site at Quebec and Jewell. Christmas trees can be dropped off at South Suburban on Holly south of Arapahoe Road.
4. Dumpster Day: Mike Stone reported that all went well and the dumpster was full very early. Waste Connections was very helpful and their representative came out to stay with the full dumpster until it was picked up by their truck at noon. A thank you note will be sent to them. Irene Anderson reported on a company called The Happy Beetle who picks up "hard to recycle" items to repurpose and suggested that might be something we could tie into our dumpster day. She will check into details of this service for us.
5. Orchard Road: Leslie met with Tammy Mauer and Tamra Gregory, Code Compliance Officer for Centennial. The City is trying to reach the owner of the vacant plot on Orchard regarding mitigation of weeds. A notice has been posted on the property. The City Manager is looking into additional maintenance for the area east of Niagara Street. Nothing will take place until the spring if they approve assistance. Tammy Mauer will also contact SEMSWA (Southeast Metro Stormwater Authority) about cleaning up the area between the HOA and the home west of Marvella.
6. Traffic Mitigation: The Board acknowledged the interaction between J.D. Mayotte and the City regarding traffic mitigation funds. The Board will continue to work with City Council Member Tammy Mauer to address traffic nuisances as a result of the Marvella development.
7. Sidewalk plowing on Orchard: Michael Nelson, the City contact, reported that they will plow the sidewalks when there is 4-5 inches accumulation of snow.
8. December Newsletter: Items to be included will consist of a reminder that sign-up for Waste Connections is still offered and directions for signing up. The HOA received a free fall dumpster because of existing sign-ups. Our gratitude will be extended to all volunteers - the Board, block reps, Blakeslees, those watering summer flower beds, newsletter, volunteers involved with the picnic, clean-up and dumpster days, facilitators of contact list and community map, and the companies involved with Clean-up Day. Also included will be the new city ordinances regarding trash cans screened from the street and short-term rentals.
9. Elections will be held at the March HOA meeting. The Koenigs have volunteered to do the newsletter but we are still in need of a treasurer.
10. A holiday/celebration get-together for Board members was discussed. Details will be forthcoming.

Meeting adjourned at 8:05 p.m.

Respectfully submitted, LaDonna Gravelle, Secretary