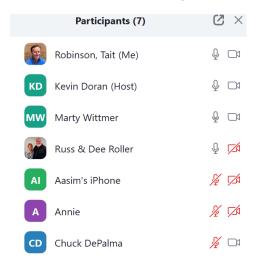
#### Greenwood South HOA Meeting Minutes for 11/4/24

### 7:02 - Kevin starts meeting



## Attendees (all or part of meeting):

- Aasim Merchant
- Annie Hall
- Beth Stalter
- Chuck DePalma
- Dee Roller
- Kevin Doran
- Marty Wittmer
- Russ Roller
- Tait Robinson

Tait (Secretary) taking meeting minutes.

#### Agenda / Discussion items:

- 1. Introductions
- 2. Approve August board meeting minutes.
  - A. 7:11 Marty moves to approve; Tait seconds; minutes approved.
- 3. VP report
  - A. Graceful Hearts (across from Kevin)
    - Across from 6780 East Lake Circle (maybe 6051?)
      - Licensed as an assisted living facility
      - Started as senior facility
      - Morphed into a drug rehab facility
      - o Objective is to get facility removed from neighborhood

- A representative from the Sheriff's Office may speak at next meeting
  - o Christine Sweetland will try to get more city and state rep info

# 4. Treasurer's report

- A. Kevin delivered for Jim
- B. 89 homeowners have paid dues, 7 outstanding, 11 have had certified letters sent to them (7 letters were returned, 4 have paid)
  - Per bylaws we have to provide one more notice 90 days after first
  - Jim will gather more info about lien process to come

#### C. Income/Expenses

- Checking has about \$9200
- Money Market account has about \$10K
- Dues total is \$4450
- City of Centennial grant is \$500
- Anticipated balance after expenses is \$20,700
  - Dee suggests discussing cutting dues down the road because we have enough money.
  - o Do our bylaws limit our max balance?
  - o Jim will check
- Chuck asks about the non-payers
  - o This has been an issue in the past, it is a mixed bag
- 5. Debrief events: Picnic, Gleaning Day and Dumpster Day
  - A. Picnic
    - Went well
    - No improvements to note
    - Potentially explore having a cul de sac host in the future
      - o Tait will explore this
  - B. Gleaning day
    - 1,345 pounds of apples gleaned
    - Went well
    - Next time, possibly get bigger tarps so there's less apple waste
  - C. Dumpster Day
    - Went well
    - Lots of positive feedback from people who dropped stuff off
    - Maybe next time suggest that people clip branches a bit more so as not to take up so much space

- 6. Spring HOA board meeting
  - A. There will be an invitation for someone from Sheriff's office to speak
  - B. Any topics to suggest?
    - People have noticed things around the neighborhood...people loitering....mailboxes open....young people walking at odd hours...perhaps related to Graceful Hearts?
    - Beth had car broken/entered into, gift cards were taken.
    - Some other general discussion
- 7. Board potluck holiday party in January
  - A. Leslie is looking at dates
  - B. More to come
- 8. What other agenda items would you like to add?
  - Beth what happens to people who do an architectural improvement and don't bring it to the board?
    - o Kevin we report to city if it doesn't conform to code
      - New fence (new footprint and/or different material) supposed to go through Centennial
      - Replacement fence (if same footprint and material) doesn't have to go through Centennial
  - B. Dee mentioned updating the directory which is from 2019

Meeting closes at 7:55

2024-3-15 through 2025-3-14 Greenwood South HOA Income and Expense Budget

11/2/2024

	Budget					Actual through 11-2-24				
•				Money					Money	
			Checking	Market				Checking	Market	
Description	Income	Expense	Balance	Balance	Total Balance	Income	Expense	Balance	Balance	Total Balance
1stBank Account Balances 2023-2-28			\$ 9,268.59	\$ 10,029.98	\$ \$ 19,298.57			\$ 9,268.59	\$ 10,029.98	\$ 19,298.57
2023 Anticipated Income										
2023 dues (\$50 from 96 residents)						\$ 4,450.00		Dues from 89	residents (doe	s not reflect
	\$ 4,800.00							Cheddar-Up c	harges)	
City of Centennial Grant	\$ 500.00					\$ 500.00				
Total, 2023 anticipated income	\$ 5,300.00					\$ 4,950.00				
(not including bank interest)										
2023 Anticipated Expenses										
Spring and Fall Dumpster Days		\$ 1,000.00					\$ 940.00	)		
Liability insurance		\$ 900.00					\$ 874.00	)		
HOA website hosting fee		\$ 300.00					\$ 209.97	•		
Cheddar-up fees		\$ 250.00					\$ 153.08	}		
CenCON dues		\$ 40.00					\$ 40.00	)		
State filing fee for annual report		\$ 10.00					\$ 25.00	)		
Community events (Annual Picnic, Tree		\$ 1,600.00					\$ 1,152.46	;		
Gleaning Day, Movie Night, Food Trucks,										
etc.; up to \$500 offset by Centennial grant)										
Printing (newsletters, dues notice, signs, etc	<b>)</b>	\$ 500.00					\$ 131.48	}		
Miscellaneous		\$ 200.00								
Subtotal		\$ 4,800.00					\$ 3,525.99	)		
Anticipated increase in HOA account		\$ 500.00								
Anticipated Account Balances 2024-3-14 (ac		•	\$ 9,768.59	\$ 10,029.98	\$ \$ 19,798.57			\$ 10,692.60	\$ 10,029.98	\$ 20,722.58
(actual balances could change with significant	nt contingency	expense)								