


Greenwood South HOA Meeting Minutes for 11/4/24

7:02 – Kevin starts meeting

Participants (7)		 
	Robinson, Tait (Me)	 
	Kevin Doran (Host)	 
	Marty Wittmer	 
	Russ & Dee Roller	 
	Aasim's iPhone	 
	Annie	 
	Chuck DePalma	 

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
 - Objective is to get facility removed from neighborhood

- A representative from the Sheriff's Office may speak at next meeting
 - 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.
 - Do our bylaws limit our max balance?
 - Jim will check
 - Chuck asks about the non-payers
 - 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
 - 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?
 - 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

Description	Budget					Actual through 11-2-24				
	Income	Expense	Checking Balance	Money Market Balance	Total Balance	Income	Expense	Checking Balance	Money Market 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 (does not reflect Cheddar-Up charges)		
City of Centennial Grant	\$ 4,800.00									
Total, 2023 anticipated income (not including bank interest)	\$ 5,300.00					\$ 4,950.00				
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 Gleaning Day, Movie Night, Food Trucks, etc.; up to \$500 offset by Centennial grant)		\$ 1,600.00					\$ 1,152.46			
Printing (newsletters, dues notice, signs, etc.)		\$ 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 (actual incudes interest) (actual balances could change with significant contingency expense)			\$ 9,768.59	\$ 10,029.98	\$ 19,798.57			\$ 10,692.60	\$ 10,029.98	\$ 20,722.58