

Greenwood South HOA Board Meeting — January 17, 2024

Meeting was called to order at 7:08 p.m.

Attendees: Leslie Levine, Irene Anderson, Kevin Doran, Annie Hall, Stephanie Lindberg, Dee Roller, Troy Stalter, Marty Wittmer, Jim Wulliman, LaDonna Gravelle.

1. Introductions were made. We welcome Annie Hall as Block Rep for Area C.
2. Minutes of the Nov. 30 , 2023 Board meeting were approved.
3. Vice President's Report:
Activity has been fairly quiet around the Graceful Hearts facility.
4. Treasurer's report:
We still have 4 home owners who have not paid yearly dues. Efforts will continue to collect these outstanding dues.

Work is being done to obtain an EIN number for our HOA. The Board will seek legal assistance to ensure the EIN is set up properly. When this is finalized, we will be able to implement the use of Cheddar UP in the collection of dues for 2024.

See updated Treasurer's Report below.

5. 2024 meeting and event calendar:

HOA Board meeting:	February 19	
General Meeting	April 1	Election of officers

Other dates are to be determined.

6. HOA Board Holiday Party:

The Board Holiday party will be January 21 at Leslie Levine's.

7. General information:

SEMSWA found poison Hemlock along the creek. Residents will be alerted to this.

There are no more special rates with Waste Connections.

The Architectural Control Committee (Committee) and other Board members discussed a request pending before the Committee about a structure and determined that further information was required about the structure itself. That information was deemed necessary in determining if the structure was within the Committee's jurisdiction on which to rule.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

LaDonna Gravelle, Secretary

1/17/2024

	Budget					Actual through 1-17-24				
Description	Income	Expense	Checking Balance	Money Market Balance	Total Balance	Income	Expense	Checking Balance	Money Market Balance	Total Balance
1stBank Account Balances 2023-2-28			\$ 8,070.23	\$ 10,009.89	\$ 18,080.12			\$ 8,070.23	\$ 10,009.89	\$ 18,080.12
2023 Anticipated Income										
2023 dues (\$50 from 96 residents)						\$ 4,618.50		Dues from 92 residents plus 1 for 2022 (does not include 2 dues overpaid)		
	\$ 4,800.00									
City of Centennial Grant	\$ 500.00					\$ 500.00				
Total, 2023 anticipated income (not including bank interest)	\$ 5,300.00					\$ 5,118.50				
2023 Anticipated Expenses										
Spring and Fall Dumpster Days		\$ 1,000.00					\$ 495.00			
Liability insurance		\$ 900.00					\$ 817.00			
HOA website hosting fee		\$ 350.00					\$ 44.34			
CenCON dues		\$ 40.00					\$ 40.00			
State filing fee for annual report		\$ 10.00								
Community events (Annual Picnic, Tree Gleaning Day, Movie Night, Food Trucks, etc.; up to \$500 offset by Centennial grant)		\$ 1,300.00					\$ 2,223.45			
Printing (newsletters, dues notice, signs, etc.)	\$ 200.00					\$ 294.37				
Miscellaneous	\$ 200.00									
Subtotal	\$ 4,000.00					\$ 3,914.16				
Anticipated increase in checking account		\$ 1,300.00								
Anticipated Account Balances 2024-2-28 (could change with a significant contingency expense)			\$ 9,370.23	\$ 10,009.89	\$ 19,380.12			\$ 9,274.57	\$ 10,021.58	\$ 19,296.15