

Greenwood South HOA Board Meeting — February 19, 2024

Meeting was called to order at 7:02 p.m.

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

1. Minutes of the January 17, 2024 Board meeting were approved. Motion was made by Dee Roller and seconded by Beth Stalter.
2. Vice President's Report:
Activity has continued to be fairly quiet around the Graceful Hearts facility. There likely will be several movie nights in partnership with Madison Park and Marvella.
3. Treasurer's report:
We still have 4 home owners who have not paid yearly dues. Efforts continue to collect these outstanding dues.

The Board continues to seek legal assistance to ensure our EIN number is set up properly. We plan to implement the use of Cheddar UP in the collection of dues for 2024. This will start April 1st.

See Treasurer's Report below. (No changes from previous month.)

4. 2024 meeting and events calendar:

Spring HOA General Meeting	April 1
Koebel Library at 6:45	
HOA Board Meeting	May 13
Spring Dumpster Day (East side)	June 1
HOA picnic	August 18 or 25
Movie Night	To be determined
Fall HOA General meeting	September 23
Gleaning with Grow Local Colorado	October 5
Fall Dumpster Day (West Side)	October 26

5. General HOA Meeting agenda:

- Election of Secretary
- Guest Speaker - Leslie Levine will reach out to possible speakers such as City Council rep, SEMSWA or South Suburban for this meeting
- Possible upcoming covenant updates
- Introduction of Annie Hall, new block rep
- Explanation of new Cheddar Up format for dues collection

6. Newsletter Content:

- Date of HOA General meeting with location and time
- Introduction of Annie Hall, new block rep
- Update on dues collection starting April 1
- Welcoming of new neighbors
- Waste Connections trash collection

7. City of Centennial grants:

After discussion, we decided not to move forward with an application for the large grant. The small grant can be used for gleaning day expenses.

Our next Board meeting will be May 13, 2024.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

LaDonna Gravelle, Secretary

2023-3-15 through 2024-3-14 Greenwood South HOA Income and Expense Budget
1/17/2024

Description	Budget					Actual through 1-17-24				
	Income	Expense	Checking Balance	Money Market Balance	Total Balance	Income	Expense	Checking Balance	Money Market Balance	Total Balance
1stBank Account Balances 2023-2-28			\$ 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)	\$ 4,800.00					\$ 4,618.50		Dues from 92 residents plus 1 for 2022 (does not include 2 dues overpaid)		
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