

GREENWOOD SOUTH HOA GENERAL MEETING— MARCH 7, 2022

Meeting was called to order at 7:00 p.m. via in-person and zoom with thirteen resident homes represented. Introductions were made.

1. The minutes of the September 27, 2021 HOA General meeting were approved.
2. Treasurer's Report:

Checking account as of 3/1/2021	\$ 4,052.39
<u>Savings account (account opened 2/2/21)</u>	<u>\$10,000.00</u>
Total	\$14,052.39
Income:	
Dues	\$ 4,902.00
City of Centennial Grant	\$ 500.00
<u>Refund from State Farm Insurance</u>	<u>\$ 3.22</u>
Total income	\$ 5,405.22
Expenses:	
Attorney Fees	\$ 215.50
Colorado State Fee	\$ 10.00
CenCon Dues	\$ 40.00
Copies and correspondence	
Stamps and mailing of covenants,	
Newsletters	\$ 447.85
Plants	\$ 14.00
Dumpster	\$ 435.00
Directors and Officers Insurance	\$ 778.00
Picnic	\$ 526.43
<u>Community Cleanup Day</u>	<u>\$ 702.46</u>
Total Expenses	\$ 3,169.24

BANK BALANCE 3/1/2022

Checking account balance	\$ 6,288.37
<u>Savings account balance</u>	<u>\$ 10,004.56</u>
Total Balance	\$ 16,292.93

Proposed 2022 Greenwood South HOA Budget:

Current Balance: March 1, 2022

Checking Account:	\$ 6,288.37
<u>Savings Account:</u>	<u>\$10,004.56</u>
Total	\$16,292.93

Proposed 2022 income:

Dues: \$50 per home:	\$ 4,800.00
<u>Grant from City Of Centennial: (proposed)</u>	<u>\$ 500.00</u>
Total Income	\$ 5,300.00

Proposed 2022 Expenses (based on 2021 expenses)

Dumpster Day \$435.00 x 2	\$ 870.00
Printing:	\$ 250.00
Directors & Officers Liability Insurance	\$ 778.00
CenCon Annual Dues:	\$ 40.00
Colorado State Registration Fee:	\$ 10.00
Picnic:	\$ 500.00
<u>Community Cleanup day: (Grant)</u>	<u>\$ 500.00</u>
Total Expenses	\$ 2,948.00

Proposed Balance 2022	Current	\$16,292.93
	<u>Income</u>	<u>+ \$ 5,300.00</u>
		\$21,592.93
	<u>Expenses</u>	<u>- \$ 2,948.00</u>
TOTAL		\$18,644.93

Motion was made by Kevin Doran and seconded by Mike Stone to accept the proposed budget.
Motion passed.

3. Dues: The motion was made by Eric Henkowski and seconded by Glenn Gravelle to keep dues at \$50 per household. Motion passed. Cash, check or PayPal can be used for payment of dues.
4. CenCON update by Mike Stone:
 - 2022 City Events: June 3 - Centennial Center Park's 10-year (Arapahoe libraries partnering)
 - June/July weeknights - TBD - Summer socials (one in each district)
 - July 9 - Brew-B-Que
 - Aug. 13 - Centennial Under the Stars, bands, booths, & laser light show
 - Sept. 24 - Chalk Art Festival at Streets of Southglenn
 - Oct. 22 - Whiskey Warmer
 - Dec. 3 - Holiday Artisan Market

Orchard Road will be widened on the south side of Orchard Road from Ogden Court east to the High Line Canal with a westbound left turn lane into Franklin Street, curb, gutter, sidewalk and underground storm sewer.

Arapahoe Road Bridge over Big Dry Creek: Construction has begun to reconstruct the bridge on Arapahoe Road east of University Blvd.

Short-term rentals is a new program with new ordinances. There are 41 registered rentals.

The next District 2 meeting will be held April 12th at Newton Middle School and all are invited. There will be a speaker from the Health Department.

5. Election of Officers: Kevin Doran was nominated for Vice President by Mike Stone and seconded by Marty Wittmer. Kevin was voted in as our new Vice President unanimously. Jim Wulliman was nominated for Treasurer by Charlene Hovey and seconded by Marty Wittmer. Jim was voted in as our new treasurer unanimously.
6. Orchard Road Vacant Lot: In line with City of Centennial code compliance, most of the debris and dead trees on this property have been cleared. The dirt pile will be used to level the property, and the owner intends to fence the property.
7. Snow removal on Orchard Road sidewalk: The issue of timely snow removal on the sidewalk on the south side of Orchard is being addressed with the City of Centennial.

NEW BUSINESS:

8. The idea of having summer “best lawn” signs posted as an incentive for better lawn upkeep was suggested. Further discussion will be held.
9. Safety updates/alerts: Discussion was held for everyone to be alert to suspicious activity in the neighborhood. Homeowners should be aware of cars parked on the street. Fullmers had a car stolen and Blakeslees mentioned catalytic converters being stolen from cars. Information will be included in the upcoming newsletter regarding businesses who will mark your catalytic converters to possibly deter this theft.
10. “Covenant-controlled neighborhood” signs were mentioned.
11. Waste Connections billing issue: Monalisa Young of Waste Connections joined us to address the recent billing issues. Please call Waste Connections if your billing issue has not been resolved. Our current contract ended in February. There is an additional 1% increase per State legislation covering landfill. New customers will receive a rate of \$16 a month with trash weekly and recycle every two weeks. The newsletter will include information about a service app from Waste Connections and contact information for Monalisa Young. Consider switching to Waste Connections when your present contract ends. If we have all 96 homes using Waste Connections, a much better rate can be given to our homeowners.

Meeting adjourned at 7:56 p.m.

Respectfully submitted, LaDonna Gravelle, Secretary