

Greenwood South HOA Board Meeting — May 13, 2024

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

Attendees: Leslie Levine, Kevin Doran, Dee Roller, Marty Wittmer, Jim Wulliman, LaDonna Gravelle.

1. Minutes of the April 1, 2024 General meeting were approved. Motion was made by Jim Wulliman and seconded by Dee Roller..
2. Vice President's Report:
Three summer food trucks have been scheduled with Marvella and Madison Park via Hand to Mouth Events by Sabrina of Madison Park. All will take place at Sunset Park and will run from 5-7:30.

Thursday, June 13:	Turkish Chef/Kona Ice Cream
Wednesday, July 24:	Big Bear Cheesesteaks/Sweet Cow
Thursday, August 8:	Black Diamond Pizza/Rebel Cookie Dough

On July 24th, the Dad Band, Bus Stop Drama, will play, starting about 6:30-7:00.

The night of August 8th is also when we are planning to do the joint-HOA movie night. Further details will be forthcoming.

Recent complaints of possible marijuana smoking at Graceful Hearts will be addressed with their managers and the owner.

3. Treasurer's report:
The new system (Cheddar UP) for collecting dues is going well. A total of 56 homeowners have paid. A reminder email will be sent out prior to Dumpster Day.

See Treasurer's Report below.

4. General HOA Meeting:

The General meeting was attended by 18 residents. Everyone enjoyed the speaker, outlined in the minutes of the April 1, 2024 meeting.

5. Covenant changes:

Covenant changes will be forthcoming to address the following issues:

Further define the word “harmony” to support the Architectural Control Committee approve or deny applications.

Create a process to address homeowners who neglect to gain approval from the Architectural Control Committee and make a change to their property that isn't in alignment with covenants.

Updates to the section about metal sheds.

Process for funds in the HOA bank account if the HOA dissolves.

6. Dumpster Day:

Dumpster Day will take place on Saturday, June 1, beginning at 8:00 am on the east side of neighborhood (East Lake Circle & South Newport Street). This is a service available to homeowners who have paid their dues for the year. Stop by to drop off yard waste and other unwanted items or stop by to say hello to your neighbors.

7. Mowing on Orchard:

Leslie will check with the City of Centennial to see if this service will be continued as in past years.

Our next Board meeting will be July 1, 2024.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

LaDonna Gravelle, Secretary

5/13/2024

Budgeted expenses for 2024-2025 do not include expenses that may be necessary to confirm federal tax-exempt status