

Greenwood South HOA Board Meeting — July 1, 2024

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

Attendees: Leslie Levine, Kevin Doran, Stephanie Lindberg, LaDonna Gravelle.

1. Minutes of the May 13 , 2024 HOA Board meeting were approved. Motion was made by Kevin Doran and seconded by LaDonna Gravelle.
2. Vice President's Report - Food truck night:
The next ones are scheduled for July 24 and August 8.
3. Treasurer's report:
Currently 68 owners have paid their dues.
Block reps and board members will contact homeowners who haven't paid dues.
This will serve as the first notification of the late payment.

See Treasurer's Report below.

4. Dumpster Day:

Dumpster Day was successful even though the dumpster arrived later than anticipated. Thanks to Traci and Marty Wittmer and Charlene Hovey for goodies and coffee.

5. Fall Picnic:

The fall picnic will take place on Sunday, August 25th, at Sunset Park.

6. General HOA Meeting agenda:

County Assessor PK Kaiser is scheduled to speak at our fall General Meeting.

Speaking points for the County Assessor:

- a. Laws that were passed in 2024.
- b. Potential ballot initiatives put forth by the county for the November election.
- c. Overview of where tax dollars are allocated (is there a handout to share?)
- d. Walk through the process to contest property taxes along with deadlines.
Reality of being successful if contesting property taxes. What is the likelihood that taxes will be lowered? Percent approved/denied.

7. Possible covenant changes are being discussed.
8. We had a discussion about the need to recruit new members for the Board including elected positions and block reps. We brainstormed possibilities and decided to make an announcement during the picnic. We'll talk about the work that is included for the various roles and promote the September Board meeting. Specific positions that need to be filled are Secretary and Block Rep for Area B. Leslie is completing her second term as President. If a replacement is not identified, Leslie is open to being nominated again.

Our next Board meeting will be August 5, 2024.

Meeting adjourned at 8:01 p.m.

Respectfully submitted,

LaDonna Gravelle, Secretary

2024-3-15 through 2025-3-14 Greenwood South HOA Income and Expense Budget

7/10/2024

Description	Budget					Actual through 7-10-24				
	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)						\$ 3,400.00		Dues from 68 residents (does not Cheddar-up charges or one dues paid twice)		
City of Centennial Grant	\$ 4,800.00					\$ 500.00				
Total, 2023 anticipated income (not including bank interest)	\$ 5,300.00					\$ 3,900.00				
2023 Anticipated Expenses										
Spring and Fall Dumpster Days		\$ 1,000.00				\$ 490.00				
Liability insurance		\$ 900.00				\$ 874.00				
HOA website hosting fee		\$ 300.00				\$ 209.97				
Cheddar-up fees		\$ 250.00				\$ 117.00				
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)		\$ 1,600.00				\$ -				
Printing (newsletters, dues notice, signs, etc.)		\$ 500.00				\$ 131.48				
Miscellaneous		\$ 200.00				\$ 560.00	IRS penalty			
Subtotal		\$ 4,800.00				\$ 2,422.45				
Anticipated increase in checking account		\$ -								
Anticipated Account Balances 2024-3-14 (actual incudes interest) (actual balances could change with significant contingency expense) Budgeted expenses for 2024-2025 do not include expenses that may be necessary to confirm federal tax-exempt status			\$ 9,768.59	\$ 10,029.98	\$ 19,798.57			\$ 10,746.14	\$ 10,029.98	\$ 20,776.12

