

## **Greenwood South HOA Board Meeting — August 5, 2024**

Meeting was called to order at 7:06 p.m.

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

1. Minutes of the July 1 , 2024 HOA Board meeting were approved. Motion was made by Dee Roller and seconded by Irene Anderson.

2. Vice President's Report:

The next food truck is scheduled for August 8 along with movie night. The movie is ET. The cost of rental equipment is to be determined.

The HOA picnic is scheduled for August 25th from 5 - 7. Please RSVP to Stephanie Krasne so that the proper amount of food will be purchased.

An overdose that resulted in death occurred at Graceful Hearts in July. Kevin Doran will reach out to the State regarding license guidelines for this facility.

3. Treasurer's report:

Currently 77 owners have paid their dues.

A letter will be sent out after Sept 1 to homeowners that we have not received 2024 dues from as a reminder to pay. The letter will also serve as a notice that if dues are not paid, a lien process may be initiated per the HOA Bylaws.

IRS update - We are waiting for a response from the IRS regarding our request to waive the late fee for annual filings of our 990 form.

See Treasurer's Report below.

4. Covenant Update:

An update to the covenants is on hold until a volunteer to lead the process is identified.

5. Recruiting volunteers for elected and block rep positions:

Open positions are secretary, block rep for Area B and CenCon representative. Job descriptions will be presented at the picnic. Any questions about the positions can be answered then.

6. General HOA Meeting agenda - September 23, 6:45 P.M. at Koebel Library

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

Vice President's report

Treasurer's report

Status of covenant updates

October 5th - Gleaning of fruit trees. Leslie and Irene Anderson will coordinate.

October 26th - Dumpster Day on west side.

Update on recruitment of new board members and block rep.

Our next Board meeting will be October 21, 2024.

Meeting adjourned at 7:57 p.m.

Respectfully submitted,

LaDonna Gravelle, Secretary

8/5/2024

Budget						Actual through 8-5-24				
			Checking	Money				Checking	Money	
Description	Income	Expense	Balance	Market Balance	Total Balance	Income	Expense	Balance	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)						\$ 3,850.00		Dues from 77 residents (does not reflect Cheddar-Up charges)		
City of Centennial Grant	\$ 4,800.00					\$ 500.00				
Total, 2023 anticipated income (not including bank interest)	\$ 5,300.00					\$ 4,350.00				
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					\$ 132.44			
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					\$ 80.00			
Printing (newsletters, dues notice, signs, etc.)		\$ 500.00					\$ 131.48			
Miscellaneous		\$ 200.00					\$ 560.00	IRS penalty		
Subtotal		\$ 4,800.00					\$ 2,517.89			
Anticipated increase in checking account		\$ -								
Anticipated Account Balances 2024-3-14 (actual incudes interest)			\$ 9,768.59	\$ 10,029.98	\$ 19,798.57			\$ 11,100.70	\$ 10,029.98	\$ 21,130.68
(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										

