

Greenwood South HOA Meeting Minutes

12/1/25

Board Members:

- President – Leslie Levine (Present)
- Vice President – Kevin Doran (Present)
- Treasurer – Julie Totsch (Present)
- Secretary – Tait Robinson (Present)
- Newsletter – Stephanie Lindberg (Absent)
- Block A Reps – Beth and Troy Stalter (Absent)
- Block B Rep – Chuck DePalma (Present)
- Block C Rep – Annie Hall (Present)
- Block D Rep – Marty Wittmer (Present)
- Block E Rep – Dee Roller (Present)

Call to Order: 6:59pm

Approve Previous Meeting Minutes:

- 9/8/25 Moved (Marty), Second (Chuck)
- 10/27/25 Moved (Marty), Second (Chuck)

1. President's Report
 - a. Nothing to report
2. Vice President's Report
 - a. Graceful Hearts – no news
 - b. No neighbor news or issues
3. Treasurer's Report
 - a. No more dues collected since last meeting
 - b. 16 unpaid, 5 of whom are renters
 - c. Discussed draft letter for delinquent payers
 - i. Julie will hand deliver
4. Secretary's Report

- a. Nothing to report

5. Newsletter

- a. Need to get old files for posting
- b. Possible topics:
 - i. Include some topics from the General Meeting's Library presentation
 - 1. Small Business and Start-up Support
 - 2. Explorer Pass
 - 3. Maker Space
 - 4. Library of Things
 - 5. Kanopy
 - ii. Include Report a Concern info to City of Centennial (if lights are out)
 - iii. Friendly reminder to shovel sidewalks
 - iv. Take care of one another this winter
 - v. Green thumb / gardening related items

6. Other Items

- a. Chuck is the new Webmaster
- b. Chuck saw 2 large coyotes early in the morning at the corner of South Niagara and South Monaco around 4:30am
- c. South Metro Storm Water Meeting
 - i. Leslie will get an update from Jim Wulliman regarding access behind Palos Verdes park, tree removal, etc.
- d. 2026 Calendar items – dates for consideration
 - i. General Meetings
 - 1. Spring
 - a. March 9th or 30th
 - 2. Fall
 - a. September 28th or Oct 5th
 - ii. Dumpster Day / Coffee in the Cul de Sac
 - 1. Spring
 - a. May 30th or June 6th
 - 2. Fall
 - a. Sept 26th or Oct 3rd
 - iii. Block Party
 - 1. July 12th, 19th or 26th
 - iv. Picnic in September (or Tree Gleaning TBD)
 - 1. Aug 30th or Sept 13th

- e. Tait asked if there had ever been discussion about placing white crosswalk stripes from Palos Verdes Park across Orchard and on Monaco
 - i. Leslie and Marty said this had been brought up at another location in the past and Greenwood Village would not agree to anything
- f. Chuck brought up light timing in the mornings
 - i. Could be good to have someone from the City come and explain how the request process works, etc.
 - ii. Leslie will reach out to someone at the city for the Spring General Meeting

Next HOA Meeting:

- HOA Potluck is January 25th around 4pm
 - Current and former members, adults only + 1s
 - Italian theme
- HOA Board Meeting is February 9th

Meeting Closed: 8:00pm