

Greenwood South HOA Meeting Minutes

April 27th, 2026

Board Members:

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

Non Board Members:

- Leslie Levine

Call to Order: 7:11pm

Approve Previous Meeting Minutes (February Board meeting minutes and March General meeting minutes): Moved (Kevin), Second (Tait)

1. President's Report

- a. Transition email (Leslie outgoing, Chuck incoming) went out to the neighborhood distro.
- b. Chuck continues to maintain the website and is getting up to speed.

2. Vice President's Report

- a. Southeast Metro Stormwater Authority (SEMSWA)
 - i. Did a gulch walkthrough with members of the Board and some residents on Thursday, April 16.
 - ii. A number of trees (about 5?) were flagged for removal and all owners have been identified and notified (save one), and all are okay with those tree removals.

iii. The massive, completely dead tree behind 6016 S Monaco Way is on the list to be removed. Kevin has yet to notify the homeowner, needs their contact information to let them know the tree is within SEMSWA's easement and is slated for removal.

1. Leslie provided contact info (Conlan and Shea Keller)

iv. SEMSWA will clean the gulch and remove trees for water flow and fire mitigation purposes; they'll take all wood.

v. SEMSWA will come back in May; will share scope of services to share with HOA/neighborhood.

b. Graceful Hearts – no issues lately

c. Sunset Park Improvement Project

i. https://gameplan.ssprd.org/sunset-park-improvement-project?tool=news_feed#tool_tab

ii. Playground equipment Option 1A (Cool Sunset) won (21 of 28 votes).

iii. As of late March the City approved the new playground drawings; but SEMSWA requested additional information so the SSPRD design team has resubmitted drawings to them.

iv. SSPRD is currently in the Planning & Design stage (through Fall 2026).

v. Construction is set to begin Winter 2026 through Spring 2027, if project remains on schedule.

3. Treasurer's Report

a. Julie sent budget and monthly expense reports to Chuck/Leslie; reports were forwarded to rest of Board for review.

i. We have quorum; Tait moved, Kevin/Dee seconded; budget approved.

b. There is a discrepancy between Julie's spreadsheet and the map:

i. Map shows these 6719, 6720, 6729 and 6735 East Lake Circle are part of Block D, but Julie's spreadsheet shows them as Block C; will work to resolve.

4. Secretary's Report

a. No business.

5. Newsletter

a. Need to obtain copies of 2025 newsletters to post to website.

b. Need to confirm that Stephanie is still willing to write the newsletters.

6. Other Items

- a. Flower planters and neighborhood entrances:
 - i. Tait will commence watering Orchard Road planter.
 - ii. Annie and her husband cleared up planter at top of S. Monaco.
 1. Dee will talk to new owners about it being hooked up to their sprinkler system.
- b. HOA got \$500 from the Centennial Community Engagement Grant.
- c. Leslie is working with Chuck and Julie to add/remove appropriate signers on accounts, tax forms, etc.
- d. Kevin will try to recruit a Block B Rep replacement.
- e. House 6095 S. Monaco received an anonymous complaint about a baseball backstop/bounce-back in the front yard.
- f. Cent Com rep (Aasim) will be reinvited to the regular board meetings (he has not attended and may have dropped off mailing list)
- g. May 30th is East Dumpster Day (with burritos and coffee)
 - i. Dee is arranging the dumpster
 - ii. Leslie will bring a couple coffee carafes
 - iii. Timing is from 8am to 12pm
- h. East Lake Place Block Party is July 26th.
- i. Leslie is going to District 2 meeting on April 30th.
- j. 8081 East Orchard Road building (corner of I-25 and Orchard) is slated to be a Whole Foods as of the 4/7/26 hearing; no construction timeline/plan.

Next Meeting Scheduled: 5/26 (tentative); Chuck will email to confirm.

Meeting Closed: 8:12pm