

Greenwood South HOA Board Meeting

Tuesday, February 28, 2023

Via Zoom

Attendees:

Leslie Levine, Pres

Kevin Doran, VP

Jim Wulliman, Treasurer

Dee Roller

Wilson Su

Irene Anderson

1. **Agenda items:**
2. Approve meeting minutes
 - a. Jim moved
 - b. Kevin seconded
3. VP report
 - a. Pursuing fire mitigation contact with South Metro
 - b. Reached out to adjacent HOAs Madison Park, Marvella, Palos Verdes for movie and food truck nights.
 - i. Palos Verdes has their own food truck night, so they will not co-host a food truck night with the surrounding neighborhoods.
 - ii. Tentative date for food truck nights for Greenwood South -- Thurs June 22 or Thurs July 27
 - iii. Tentative date for a multi-neighborhood movie night with food trucks -- Thur Aug 3 or Fri Aug 4
 - c. Food truck contact – will check with Palos Verde and several ideas were shared to follow-up with. Please share food truck suggestions with Kevin.
4. Treasurer's report
 - a. Report is attached.
 - b. Three homes haven't paid 2022 dues yet.
 - c. Dues collection starting after Spring (April) HOA meeting with newsletter and invoice with methods to pay. Distributed by block reps.
 - d. Note will be added to the dues invoice – if you prefer to have only electronic communication, please send email to HOA with "Go paperless"
5. Other event dates confirmed:
 - a. April 3 – HOA general meeting via [Zoom](#)
 - b. June 10 – Spring dumpster day - need volunteers
 - c. Aug 27 – picnic. Stephanie Krasne is looking for a co-chair.
 - d. Sept 11 – HOA general meeting
 - e. Sept 30 -- fruit tree gleaning
 - f. Oct 7 – Fall dumpster day
6. Centennial grants:
 - a. Small grant – Leslie will apply for \$500 for fruit tree gleaning.

- b. Large grant (\$10K). Consider clearing brush in the greenbelt. Kevin will follow-up.
 - i. Would need all homeowners' permission since private property.
 - ii. SEMSWA won't come in and maintain private property.
- 7. Update about 2 newer homes joining HOA:
 - a. Both indicated some interest.
 - b. There is some question whether these two homes would be considered part of Greenwood South for the purpose of compliance with covenants.
- 8. Spring HOA meeting planning (on Zoom).
 - a. Introduce Wilson and Stephanie - Thank you to Sid
 - b. Approve September 2022 minutes for general meeting
 - c. Approve annual dues amount and review dues collection process for 2023
 - d. Nominations for Secretary
 - e. Review calendar of events
 - f. Discuss idea of directory update
 - g. City of Centennial large and small grants
- 9. Board was encouraged to spread the word for the April meeting. Talk to three neighbors.
- 10. Other business: Kevin mentioned that Waste Connection increased rates more than our contract says. He is trying to follow-up with not much response yet.
- 11. Wilson asked about HOA covenants regarding short-term rentals. HOA does not have regs about short-term rentals, but Centennial does.