

Greenwood South HOA

Meeting Minutes for 3/31/25

7:04pm – Meeting called to order.

- Attendees present:
 - A. Beth Stalter (Block Rep)
 - B. Chuck DePalma (Block Rep)
 - C. Dee Roller (Block rep)
 - D. Jim Wulliman (Treasurer)
 - E. Leslie Levine (President)
 - F. Marty Whitmer (Block Rep)
 - G. Tait Robinson (Secretary)

7:05pm – Previous Meeting Minutes (2/24/25) approved.

VP Report

Provided by Kevin Doran in advance as he was unable to attend the meeting.

Graceful Hearts – On March 14, Kevin emailed Paxton Hyde, Legislative Policy Advisor for the Colorado Department of Public Health & Environment (CDPHE). Paxton is the CDPHE staffer who has been in touch with Chris Crosby, Senior Legislative Aide to CO State Representative Chad Clifford (our state rep.), and who mentioned that based on Rep. Clifford's inquiries into Graceful Hearts (on our behalf), CDPHE will be conducting an investigation into Graceful Hearts. In his email, Kevin described, in detail, the myriad of issues our neighborhood has had with Graceful Hearts residents over the past few years (from drug use, to stalking, to fighting, etc.).

Paxton responded on March 19 indicating his office has asked the CDPHE Division responsible for the investigation for an update, and he let them know we (the HOA) would be willing to provide more information about our experiences with Graceful Hearts.

Kevin has not received another update from Paxton or CDPHE yet but followed up on March 31 to see where the investigation stands and how the HOA can be helpful moving forward. Kevin has also spoken to neighbors who live around Graceful Hearts and asked them to continue to keep him (Kevin) apprised of any issues they are having with Graceful Hearts so Kevin can keep Paxton/CDPHE updated in real time.

Treasurer's Report

- Dues will be collected via Cheddar Up.
- SEE Appendix 1 for 2025-2026 Budget Plan
 - A. Discussed moving to a different savings account type that might earn more interest; decided against it, not worth it.
 - B. Budget approved.
- Today is the end of our fiscal year; SEE Appendix 2 for full report.
 - A. Budget is balanced.
 - B. We had a \$1500 surplus this year.
 - C. We have \$14-15K in savings.
 - D. Savings are expected to decrease in 2025 due to an increase in the community events budget to promote community gatherings/togetherness.

Newsletter

- Block reps should hand out in May after dues collection; promote block parties, get RSVPs.
- We will do 2 newsletters this year; the first one will come out in May.

Block Parties

- Will be held between June 15 (6/15) and July 27 (7/27) in the following cul de sacs:
 - A. Newport (organizers include Marty, Annie, Kevin)
 - i. Scheduled for 6/14 (Dumpster Day)
 - B. Orchard (organizers include Tait, Chuck, possibly Irene, others)
 - i. Tentatively 7/20
 - C. Lake Place (organizers include Beth, Chuck, Jim)
 - i. Tentatively 6/22
 - D. Niagara (organizers include Dee, Aasim, Stephanie)
 - i. Scheduled for 7/27
- Block Reps will get \$400 to go towards food; bring your own drinks, other food.
- Consider sending Evites to gauge attendance.

2025 Calendar Events

- General Meeting (Spring)
 - A. At Koelbel Library 4/21
 - B. Stephanie Lindberg and LaDonna Gravelle will each speak for 5 minutes about gardening and what to plant in CO.
- Dumpster Day (East Side)
 - A. Scheduled for 6/14.

- HOA Picnic (scheduled for 9/7)
 - A. On 3/14 Kevin texted with Stephanie Krasne about the Annual Picnic. Stephanie agreed to take the lead on that picnic once again but needed to check on what dates she would be available in August. Kevin followed up with Stephanie on 3/31, but has not yet received a response
 - B. Leslie has submitted a reservation request for the picnic shelter (\$80).
- Dumpster Day (West Side)
 - A. Scheduled for 10/4
- General Meeting (Fall)
 - A. 10/20 or 10/27 – TBD depending on availability

Fruit Tree Gleaning

- Scheduled for 10/11
- Leslie will coordinate; “home base” is TBD.
- Grow Local Colorado will partner with us again.

Movie Nights

- Kevin will provide update on movie nights next time.

Neighborhood Map

- Tait priced out a 2'x2' foam board map at Office Depot at approximately \$90.
 - A. Will provide mock-up for Board to review prior to purchase.
 - B. Leslie has a contact at the Arapahoe County office, if needed.

Coyotes

- Chuck suggested putting a public service announcement in the newsletter:
 - A. Keep an eye on small pets.
 - B. If a coyote is threatening you, call animal control.

Upcoming Greenwood South HOA General Meeting (4/21)

- Vice President (Kevin) is up for election.
 - A. Kevin is willing to serve again.
- Treasurer (Jim) is up for election.
 - A. Jim would like to step down.
 - B. Suggestions to talk to people who may be interested.
- Speaker ideas?
 - A. None – a probably pass this time.

Random Items:

- Tait asked about watering the neighborhood entry planters
 - A. Ladonna Gravelle will check the planters to see what needed.
 - i. Tait is willing to water the Orchard Rd planter (same as last year)
- Tait mentioned he'll be doing a garage sale sometime in May
 - A. Will notify Leslie/Stephanie for a newsletter blurb and will mention at the Spring HOA General Meeting.
- Tait asked about enforceability related to keeping sidewalks clear of overgrown shrubs/trees/etc.
 - A. Marty said that you can call the City of Centennial if you want to report someone and they'll come out to review/address the issue.
 - B. Link to Centennial Report a Problem page: <https://www.centennialco.gov/Online-Services/Report-a-Problem>

Next board meeting will be 5/12.

8:23pm – Meeting adjourned.

Appendix 1: 2025-2026 Fiscal Year Budget Plan

2025-4-1 through 2026-3-31 Greenwood South HOA Income and Expense Budget

3/31/2025

Description	Budget				
	Income	Expense	Checking Balance	Money Market Balance	Total Balance
1stBank Account Balances 2025-3-30			\$ 10,861.57	\$ 10,044.09	\$ 20,905.66
2025 Anticipated Income					
2025 dues (\$50 from 96 residents)	\$ 4,800.00				
City of Centennial Grant	\$ 500.00				
Total, 2025 anticipated income (not including bank interest)	\$ 5,300.00				
2024 Anticipated Expenses					
Spring and Fall Dumpster Days		\$ 1,000.00			
Liability insurance		\$ 900.00			
HOA website hosting fee		\$ 300.00			
Cheddar-up fees (approximate)		\$ 200.00			
CenCON dues		\$ 50.00			
State filing fee for annual report		\$ 25.00			
Community events (Annual Picnic, Tree Gleaning Day, Movie Night, Food Trucks, etc.; up to \$500 offset by Centennial grant)		\$ 2,600.00			
Printing (newsletters, dues notice, signs, etc.)		\$ 400.00			
Miscellaneous		\$ 200.00			
Subtotal		\$ 5,675.00			
Increase in HOA account		\$ (375.00)			
Anticipated Account Balances 2025-3-31 (actual balances could change with significant contingency expense)			\$ 10,486.57	\$ 10,044.09	\$ 20,530.66

2024-4-1 through 2025-3-31 Greenwood South HOA Income and Expense Budget
Fiscal Year 2024 End of Year Report
3/31/2025

	Budget			Actual through 3-31-25		
Description	Income	Expense	Checking Balance	Money Market Balance	Total Balance	
1stBank Account Balances 2024-3-28			\$ 9,158.62	\$ 10,031.57	\$ 19,190.19	
2024 Anticipated Income						
2024 dues (\$50 from 96 residents)						\$ 4,550.00
						Dues from 91 residents (does not reflect Cheddar-Up charges). An additional 2 residents paid 2024 dues in 2023 for a total of 93 dues paid.
	\$ 4,800.00					
City of Centennial Grant	\$ 500.00					\$ 500.00
Interest on IRS refunded payment						\$ 17.02
2024 Interest from 1stBank accounts						
Total, 2024 anticipated income (not including bank interest)	\$ 5,300.00					\$ 5,067.02
2024 Anticipated Expenses						
Spring and Fall Dumpster Days		\$ 1,000.00				\$ 940.00
Liability insurance		\$ 900.00				\$ 874.00
HOA website hosting fee		\$ 300.00				
Cheddar-up fees (approximate)		\$ 250.00				\$ 163.85
CenCON dues		\$ 40.00				\$ 40.00
State filing fee for annual report		\$ 10.00				\$ 25.00
Community events (Annual Picnic, Tree Gleaning Day, Movie Night, Food Trucks, etc.; up to \$500 offset by Centennial grant)		\$ 1,600.00				\$ 1,177.46
Printing (newsletters, dues notice, signs, etc.)		\$ 500.00				\$ 268.76
Miscellaneous		\$ 200.00				
Subtotal		\$ 4,800.00				\$ 3,489.07
Increase in HOA account		\$ 500.00				\$ 1,577.95
Anticipated Account Balances 2025-3-31 (actual incudes interest)			\$ 9,658.62	\$ 10,031.57	\$ 19,690.19	
(actual balances could change with significant contingency expense)						\$ 10,761.57 \$ 10,044.09 \$ 20,805.66