

Greenwood South HOA

Meeting Minutes for 2/24/25

Attendees present:

- Leslie Levine (President)
- Kevin Doran (VP)
- Beth Salter (Block Rep)
- Dee Roller (Block Rep)
- Jim Wulliman (Treasurer)
- Marty Whitmer (Block Rep)
- Stephanie Lindberg (Block Rep)
- Tait Robinson (Treasurer)

Topics:

1. Approve minutes from January board meeting
2. VP report
3. Treasurer's report
Final decision re addressing unpaid dues
2025 budget
4. Block parties
5. Calendar for 2025
Board meetings
HOA meetings
Dumpster Days
Fruit Tree Gleaning Day (if we decide to do this event again)
Picnic (need to confirm if Stephanie Krasne will organize again)
6. ADUs (request from homeowner to reconsider language in bylaws)
7. Content for next newsletter
Aasim - anything from CenCON?

7:00pm – meeting called to order

7:00 Previous Meeting's (1/27/25) Minutes

Discussed revisions to previous meeting's minutes. Tait will revise and they'll be up for approval at next meeting.

7:07 VP Report

Graceful Hearts

The CDPHE licenses Graceful heart as an assisted living residence. The residence can't be both an assisted living residence and a behavioral health facility at the same time. Paxton H. from the CDPHE filed a complaint on our behalf sometime between 2/10/25 and 2/20/25. A response to the complaint will be available on the CDPHE website, timing unknown. Kevin will relay this information to Russ Fullmer and other neighbors.

Consider having a guest speaker from the CDPHE at a future meeting.

7:18 Treasurer's Report

Delinquent Dues

There is a process by which, during a home sale transaction, we would notify the appropriate party of the amount of outstanding dues, and then we would receive a check for that amount.

Jim believes there is a \$100 late fee per year; he will confirm at next meeting.

Jim shared a form letter that will be sent to homeowners regarding dues and payment via Cheddar Up. The form letter will be sent as an attachment to the newsletter. Dues collection starts 4/1/25.

General discussion over asking for dues without proper enforcement. There was a question about paying an attorney to update the bylaws; this was previously done in 2019.

Fences and Board / Architectural Review

The topic of homeowners putting up fences without Board / Architectural review and approval was discussed; there are questions about parameters and enforceability.

Reserve Fund

The wording of our bylaws with respect to reserves was discussed. The language states that our reserve funding cannot/should not exceed \$20K. Currently, our reserves are around \$15K and our operating costs/balance is around \$5K. There is no issue with increasing our reserves closer to \$20K.

Other Discussion Topics

From the previous meeting's minutes discussion: Let reserves rise to the \$20K limit.

Is there anything we should spend money on?

- Should the Board pursue a grant program? No.
- Should the Board fund neighborhood improvements (e.g. the strip of land – 3-4' – between residents' fences and the sidewalk along Orchard? Maybe, to be considered/discussed further.
- Tait will look into the costs of a large neighborhood map for use at meetings.

7:30 Block Parties

The idea of inviting residents to four or five block parties in cul-de-sacs around the neighborhood was discussed with the intent of building community.

These will be up to the Block Reps to coordinate. A Saturday or Sunday afternoon in June/July is recommended. The HOA will put \$200-250 towards each party.

Jim and Leslie will work on a proposal and have more information at the next meeting.

7:42 Calendar

- Newsletter will come out in March
- Fall Picnic
 - Leslie will reach out to Stephanie Krasne to see if she has interest to help organize again this year.
- HOA meetings
 - Mondays at the Koelbel Library
 - Spring Meeting: April 14 or 21, TBD
 - Fall Meeting: September 29 or October 20 or 27, TBD.
- Dumpster Day
 - June 14 – East side
 - October 4 – West side
- Apple Tree Gleaning
 - Leslie will contact Irene
 - Leslie will handle the grant application process
- Next Board Meeting
 - 3/31
 - Tait may host, TBD

8:17 General Discussion – Other Items

Coyotes: Jamie Lehr may be reaching out to city to look at options for what to do about them, etc.

Garage sale: Tait may put a blurb in the newsletter announcing an informal garage sale day in May.

General discussion about walking to the park behind the newly built house behind K-Life.

8:25 Meeting Adjourned