

Greenwood South HOA Board Meeting Minutes

October 27, 2020

Introductions

- Charlene Hovey – has lived in neighborhood for 41 years. Greenwood South. Has been a block rep and Secretary/Treasurer
- Mike Stone– lived in neighborhood for 39 years, left for 4 years and moved back.
- Irene Anderson – lived on west side of the neighborhood for 25 years
- Kevin Doran – lived in neighborhood for 5 years on the northwest corner of East Lake Circle
- Sid Gregory – bought house in the 90s, has served as president
- Christi Johnson – lived in neighborhood for 13 years on the west side at top of the hill on S. Monaco Way
- J.D. Mayotte – lived in neighborhood for 30 years and has served as president, HOA reorganizer and block rep
- Leslie Levine – lived on west side of the neighborhood for 14 years

Untagged cars – enforcement of Centennial policy

Neighbor has had untagged cars on the driveway for 5 months and this is a violation of city code. J.D. provided city code to resident twice. City has been in touch with homeowner, but not sure if he has been fined. J.D. would like to send homeowner a letter from the HOA. Leslie is not certain that the HOA role is to enforce city code. J.D. would like to put pressure on the neighbor to follow the policy.

- Sid asked about the nuisance covenant. J.D. referenced covenant that addresses lawn furniture. Charlene pointed out that it doesn't mention vehicles.
- J.D. wants to distance himself from the HOA if he decides to pursue this legally.
- Sid made motion to send letter, Mike seconded, board voted to pass.

HOA contract with waste company

Kevin Doran volunteered to reach out to Waste Management and Republic Services. Spoke to their HOA managers. Asked about cost for HOA contract allowing each homeowner to pay their portion of the contract. HOA would not collect funds from individual homeowners. For the contract to be viable, homeowners need to be able to opt out of contract.

Waste Management will allow individual accounts, but all 96 homeowners need to participate for the full 5-year term to provide lower rate. Contract would be about \$190 per year and would include trash bins and be billed quarterly. Discounts available for online/paperless billing. Offer is good for 60-day window.

Republic Services will allow individual accounts under HOA contract. Getting bid this week and will report on options at the Dec. 1 HOA meeting. Kevin will clarify if all homeowners have to participate. Kevin will send Republic bid to Leslie.

- Mike does not think we can get all residents to sign on to an HOA contract if we couldn't gather enough votes to amend the covenants to require one trash service.
- Leslie asked if a minimum number of homeowners will need to sign onto Republic contract.
- Charlene and Christi emphasized the need to present the HOA contract as a money saver.
- Irene has Waste Connections. Charlene mentioned that Jeff Schaeffer has contacts at Waste Connections and will ask Jeff to see if they are a viable option for an HOA contract.
- Sid asked if trash company would include 1 or 2 Dumpster Days in the contract.

- Given many companies are now charging for extra bags/bins, we need to know what will be included in a potential HOA contract.
- Christi suggested that board members will need to do a lot of outreach to get people to sign on, door knocking, etc.

Update on board positions

- Secretary role remains unfilled. Leslie will continue to serve as Secretary and attend to the role of President as she is able.
- Christi Johnson will be working with Irene Anderson on the newsletter.
- J.D. has resigned as Block Rep for area E. Dee Roller will be the new Block Rep for Area E.
- Irene Anderson will take over as Block Rep for Area B, Dee's previous area.
Thank you to J.D. for all of his years of service and thank you to Dee and Irene for your flexibility.
- LL will be asking for a volunteer to be in charge of putting signs out (HOA meeting, Dumpster Day, Street Sweeping).

Dues collection

Several homeowners haven't paid, many are renters.

Irene, Leslie and Charlene will work together to update the dues collection spreadsheet to identify renters, include contact information for the homeowner, and separate information by block rep. This document will be complete by the next HOA board meeting.

Leslie will check to see when Gentle Hearts Assisted Living place paid dues.

Need to put a process in place to contact homeowners for dues collection. This will be helpful for covenant votes, too.

Covenant amendment vote update – October 27

- Enforcement of covenants 47 - yes, 18 - no
- Enforce Centennial yard restrictions 46 - yes, 19 - no
- Clarifying that dues is mandatory 49 - yes, 16 - no PASSED
- Required participation in consolidated trash service 46 – yes, 19 - no
- Prohibiting for-profit businesses 40 - yes, 25 - no
- Rental property allowances of storage of vehicles 50 - yes, 15 - no PASSED
- Creating reserve fund 49 - yes, 16 - no PASSED

Mike will work with Marty Plank to connect with an attorney who specializes in HOA law to file the changes and creating one consolidated version.

Dumpster Day

Leslie will have printed ballots at Dumpster Day. Last day to vote is Oct. 31

Welcome baskets

Charlene suggested giving welcome baskets to new homeowners/residents, especially during pandemic when we are not able to have neighborhood events and expenses are low. Block reps would take basket with covenants, directory, newsletter, cookies or a gift card to a local restaurant.

Support among board members. A process will be put into place.

CenCON meeting updates

Mike Stone attended the CenCON meeting on Oct. 26.

- The Manager of Centennial Public Works indicated that the city will not install water or do any landscaping adjacent to the new sidewalk on Orchard Road. It will be seeded with native grasses.
- Christi asked if they are going to plow the sidewalk.
Update from Rod Brown, Palos Verde HOA: The city will plow the sidewalk.
- CenCON is going to rebuild the bridge on University Blvd at Arapahoe Rd that goes over Big Dry Creek (leading into South Suburban park) beginning in March.
- Greenwood Village will start on the Orchard Road bridge in November.