

Greenwood South HOA General Meeting

4/21/25 – Koelbel Library

Attendees (Board / Block Reps):

- Leslie Levine (President)
- Kevin Doran (Vice President)
- Jim Wulliman (Treasurer)
- Tait Robinson (Secretary)
- Chuck DePalma (Block Rep)
- Marty Whitmer (Block Rep)

Attendees (Residents)

- LaDonna Gravelle
 - Glenn Gravelle
 - Beth Robinson
 - Sara Berner
 - Steve Levine
 - Kathy Anders
 - Irene Anderson
 - Marty Galloway
 - Stephanie Lindberg
 - Annie Hall
 - Russ Fullmer
 - Charlene Hovey
 - Julie Totsch
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6:46 – Meeting called to order / Introductions

6:51 – March meeting minutes moved and approved

HOA Officer Updates and Reports

1. Vice President Report
 - a. Graceful Hearts
 - i. Recap of ongoing issues (for more information, refer to previous meeting minutes over the past 6 months)
 - ii. Assisted Living Facility (what Graceful Hearts began as and is officially designated as) for senior care versus Behavioral Health Facility (what Graceful Hearts has seemingly become, but is not officially designated as) for young people with addiction, mental health and related issues.
 - iii. Colorado Department of Public Health and Environment (CDPHE) is not responsible for monitoring a behavioral health facility.

- iv. Kevin will reach back out to the CDPHE to see what next steps are.
- v. Email or text Kevin if there are any issues.

2. Treasurer Report

- a. Fiscal year started 4/1.
- b. Dues have been paid by 28 of 96 residents, so far.
- c. Anticipated operating budget will be just over \$5,000 this year.
 - i. Somewhat higher to allow for more community events.
- d. Reserves are \$14-15,000 (bylaws state we can have up to \$20,000).
- e. Received a \$500 grant to go towards Tree Gleaning (thanks Leslie!).

3. Secretary Report

- a. Map of the Community
 - i. Will mock up a map to print on 2'x3' foam board for use at HOA Board and General Meetings
 - ii. Will coordinate with Jim to ensure block boundaries are accurate.

4. Elections

- a. President
 - i. Leslie would like to step down – no volunteers, so she will continue to stand in until someone else steps up.
- b. Vice President
 - i. Kevin runs unopposed and is reelected.
- c. Treasurer
 - i. Jim is stepping down after several years of service....thanks Jim!!
 - ii. Julie Totsch runs unopposed and is elected.
 - Jim and Julie will work on a transition plan.

Gardening Presentations

- General Gardening Expertise and Information (Stephanie)
 - Native Plant Master 2024
 - See website for more information: [Home - Colorado Native Plant Society](#)
 - Contact Stephanie with questions or if you would like a copy of the presentation deck
- Additional Neighborhood Gardening Tips and Tricks (LaDonna)
- Beware of Japanese Beetles on/after July 4th (Russ)
- Acelepryn G works well as an insecticide (Kevin)
- Related comments/info:
 - The HOA cannot do anything about neighbors who do not maintain their yards
 - Owners along the creek own the land right down to the creek
 - For the homeowners whose homes back up to Orchard Road, they own the land behind their fences up to the sidewalk (but the City of Centennial cuts/maintains it). The City owns/maintains the land between the sidewalk and the road.
 - Marty Wittmer says the City may pay to remove grass/sod.

Upcoming Events

- June 14 – Dumpster Day (East side)
- June 22 – East Lake Place Block Party
- July 20 – Orchard Place Block Party
- July 27 – Niagara Court Block Party
- September 7 – Annual Picnic
- October 4 – Dumpster Day (West side)
- October 20 or 27 – HOA General Meeting
- October 11 – Fruit Tree Gleaning Day
- To Be Determined (Kevin will provide more information):
 - Food Trucks (Sunset Park)
 - Movie Night

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		Checking Balance	Money Market Balance	Total Balance
	Income	Expense			
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	\$ 5,300.00				
(not including bank interest)					
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			\$ 10,486.57	\$ 10,044.09	\$ 20,530.66
(actual balances could change with significant contingency expense)					

3/31/2025

3/31/2025

	Budget					Actual through 3-31-25				
Description	Income	Expense	Checking Balance	Money Market Balance	Total Balance	Income	Expense	Checking Balance	Money Market Balance	Total Balance
1stBank Account Balances 2024-3-28			\$ 9,158.62	\$ 10,031.57	\$ 19,190.19			\$ 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.		
City of Centennial Grant	\$ 4,800.00					\$ 500.00				
Interest on IRS refunded payment	\$ 500.00					\$ 17.02				
2024 Interest from 1stBank accounts									\$ 12.52	
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			\$ 10,761.57	\$ 10,044.09	\$ 20,805.66
(actual balances could change with significant contingency expense)										