

Greenwood South HOA Meeting

September 14, 2020

Meeting called to order at 7:02.

Meeting minutes from November 2019 HOA meeting adopted and approved.

Board of Directors elections

- Leslie Levine nominated and accepted role of President
 - Leslie will continue to serve as Secretary until the role is filled. This will result in limited capacity in her role as President.
- Mike Stone nominated and accepted role of Vice President
 - Mike will continue to be the CenCON (Centennial Council of Neighborhoods) representative.
- Charlene Hovey accepted the role of Treasurer
- Positions approved unanimously by meeting participants.
- Stephanie Duong is moving. Her roles as Block Rep for Area C and writing the newsletter need to be filled.
 - Julianne and Sid Gregory will take over as Block Representative for Area C.

Covenants updates (*Please note, tally has been updated from HOA meeting due to spreadsheet not being saved correctly in Dropbox*)

49 votes needed to pass an amendment

Amendment 1: Enforcement of covenants. 47 – yes, 18 – no

Amendment 2: Enforcement of City of Centennial code yard restrictions. 46 – yes, 19 – no

Amendment 3: Clarification that dues is mandatory. 49 – yes, 16 – no. PASSED

Amendment 4: Consolidated trash service. 46 – yes, 19 – no

Amendment 5: Residential property used for a for-profit business. 40 – yes, 25 – no

Amendment 6: Storage of motor vehicles. 50 – yes, 15 – no. PASSED

Amendment 7: Reserve fund. 49 – yes, 16 – no. PASSED

Discussion

- Many trash companies have consolidated so fewer options are available. 3 companies provide service to Greenwood South. Only one that agreed to allow homeowners pay individually is Waste Management. Republic and Waste Connections wanted HOA to pay for all homeowners.
 - Acknowledge that it would be a process to transition since many people pay for trash service in advance.
 - Kevin Doran offered to contact Republic to discuss individual payment option. Marvella uses Waste Management. If we can link service with Marvella, this may increase buying power and reduce rates.
 - Question: Covenant was written that individual would be penalized if didn't go with group choice. Will residents be able to opt out if they are not happy with the service? Kevin will research this.
- Question: when we reach reserve threshold (\$20,000), will dues be suspended?
Marty Plank's response: It's a capital account, so we would continue to collect dues. Extra funds would go into operating account.

- Upcoming projects may include landscaping on Orchard adjacent to new sidewalk. City asked Greenwood South for an initial \$10,000 investment for landscaping and annual maintenance would be required. J.D. Mayotte did not accept that request from the city during the planning phase for the sidewalk.
 - Update since meeting: J.D. shared that the city will put down rocks and mulch.
 - Mike Stone will reach out to city about potential grants for landscaping. (Brett Collins, Arapahoe County <https://www.arapahoegov.com/1439/Grant-Opportunities>)
 - Can write covenant so that limit on capitol is \$20,000. Need to determine a limit on operating budget.
- Jeff Schaeffer offered to assist with re-writing.
- An updated version of all amended covenants and restrictions is needed. Greenwood South is currently in the 5th amendment of covenants. There is a need for a final set of all approved amendments. This process will require the HOA to hire an attorney. We do not have an estimated cost for this deliverable. Marty can try to help us get in touch with an attorney to do this process.
 - Voting process began almost a year ago. In addition to block representatives trying to collect votes and numerous mentions via email and the website, Leslie has emailed individuals who haven't voted yet.
 - Leslie will send updated list of who has voted to block reps.
 - Meeting participants agreed to end voting on October 31, 2020.
 - 2020 Dues collection: At least 12 people have not paid dues. Have knocked on doors and sent emails. If people don't pay, HOA has right to lien property although we don't want to pursue that.
 - Leslie will send updated dues collection list to block reps.
 - Bridge construction on Orchard Road: portion of Orchard Rd near Palos Verde park will be closed from approximately late October to late February.
 - Ting - Jeff Schaeffer will contact Mark Gotto for an update. Glenn Gravelle will share contact info with Jeff.
 - Fall Dumpster Day - Charlene Hovey asked if there will there be another dumpster day in the fall. The July 11 dumpster wasn't completely full, but was well used. Dee will volunteer to do a fall dumpster if there is interest.
 - Security update – Kevin Doran's Ring camera caught someone checking car doors in the middle of the night. Sheriff's deputies are aware of this issue.
Please be sure to lock car doors and close garages. People have been seen canvassing the area.
 - There is an interest in holding another HOA meeting via Zoom in late November/early December to provide an update about the covenants and construction on Orchard Road.
 - If you have not provided an email address to the HOA to receive updates electronically, please email greenwoodsouthhoa2019@gmail.com. If you do not want your email address included in the next neighborhood directory, please note that in your email.