

Greenwood South HOA Meeting
November 4, 2019

Meeting called to order at 7 pm.

Motion to approve March meeting minutes by Marty Plank and seconded by J.D. Mayotte. Minutes approved.

Treasurer's report was reviewed. Motion to approve Treasurer's report by Marty Plank and seconded by J.D. Mayotte. Treasurer's Report was approved.

Volunteers were recognized for their efforts to improve and sustain the HOA.

A question was posed about whether a password protected, online version of the directory should be posted to the HOA website. Both hard and online versions would be available. Members voiced a concern about risk of hacking, asked if it would be encrypted. A decision was made to only have the directory available in a printed version.

An announcement was made about the City of Centennial's meeting to review a proposal to build three office buildings at Caley Ave. and Greenwood Plaza Blvd. Residents expressed concern about the potential impact on traffic in the area. Leslie will email information about the November 14 meeting to encourage members attend the meeting.

Discussion about proposed amendments to the covenants:

Overview: intended to maintain the value of the homes and have the neighborhood be desirable to all. Simple majority is needed to amend a covenant.

Concern was expressed as to what will happen re the language after concepts are approved. Marty explained that, in order to minimize expenses, an attorney will be hired to formalize the concepts once passed and that residents will not vote on the legal language.

Amendment 1

City of Centennial doesn't help enforce code violations. The HOA has to protect our interests.

Amendment 4

Trash collection is an issue because it is deteriorating our streets, quality of life, smell, and noise. We will get a better price per home if one service is selected.

There was concern that the amendment doesn't state how the trash company would be selected and if it will be based on cost alone.

A question was asked about what would happen if a resident had an issue with the trash company and how this would be resolved before resulting in a fine for switching service.

Greenwood Village has only one provider and could be consulted for guidance.

Amendment 5

- 11 of 96 homes are rental properties. In general, we have seen that rental homes in the neighborhood tend to have maintenance issues.
- There was a request for a map that shows the rental properties. A map doesn't exist, however we have addresses of the rental properties.
- Airbnb and VRBO are legal in Centennial.

- Greenwood South isn't zoned for businesses, so there was a question about why the group home is allowed. HOA President Marty Plank explained that under federal laws, we can only be protected by the covenants of the HOA. We can't stop a business from establishing in the neighborhood, but we can regulate the kind of businesses. The group home started as a residence for seniors with dementia and transitioned to a home for people recovering from drug addiction. The business owner has to submit an application to the city for the right to move into the neighborhood, but the neighborhood didn't have the opportunity to approve the request. This updated covenant will allow us to protect the neighborhood from future businesses like this that would be detrimental.
- If approved, future business owners would have to propose the business plan to the HOA board and the HOA has to approve the business. This change gives us the ability to challenge an application. The Centennial Zoning map shows areas zoned as residential, but this doesn't prohibit a residential treatment center from coming into a neighborhood.
- This covenant change will not allow us to address the existing residential facility in the neighborhood.
- There was concern that the language isn't clear as to what is intended and could become too restrictive. J.D. explained that other neighborhood covenants are very restrictive about what can and can't be planted and how often residents have to mow their lawn. That is not our intent.
- There was a concern that this proposed covenant covers multiple issues – short-term rentals, residential homes, mother-in-law suites. If this doesn't pass, the board or residents can propose changes individually.
- It was suggested that the proposed amendment should be divided into 3 amendments: Residential property used for business, properties used as rentals, and consequence of breeches.
- The HOA board would review leases for short term rentals. There was a question about whether the board would require and review Colorado Bureau of Investigations background checks.

Amendment 6

- It was clarified that this amendment only pertains to rental properties.
- Concern was expressed that the limitation of 6 cars seems high and the number of cars per household should be lower.

Amendment 7

- A question was asked about why \$20,000 is needed. Marty explained that someone in the legal field suggested this amount to cover possible legal expenses.
- Dues could be reduced once amount is accrued.
- HOA board members do not anticipate an increase in HOA dues to get to the reserve amount.

The meeting was adjourned at 8:20 p.m.