

# **Greenwood South HOA Meeting**

5/12/25

Attendees (Board / Block Reps):

- Leslie Levine (President)
  - Kevin Doran (Vice President)
  - Julie Totsch (Treasurer)
  - Troy Salter (Block Rep)
  - Marty Whitmer (Block Rep)
  - Dee Roller (Block Rep)
  - Tait Robinson (Secretary)
  - Jim Wulliman (Resident, outgoing Treasurer)
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7:01 – Meeting called to order / Introductions (Julie is the new/incoming Treasurer)

7:20 – April meeting minutes approved (Troy moved, Marty seconded)

## **HOA Officer Updates and Reports**

1. Vice President Report
  - a. Graceful Hearts (GH)
    - i. Recap of facility status: GH is registered as an assisted living and alternative care facility. The Health Department won't address resident behavior outside of the facility.
    - ii. Russ Fullmer notified Kevin of ongoing/escalating issues with GH residents: the smell of marijuana is now permeating his house. A drunk resident swore at, and flipped off, his grandkids.
    - iii. Kevin will escalate again to city/public officials, including the State Office of Dispute Resolution
    - iv. Email or text Kevin if there are any issues.
2. Treasurer Report
  - a. 36 households have paid their dues
  - b. 19 of 96 households are missing contact info (email and/or phone number)
  - c. See attached report (forthcoming)
3. President's Report
  - a. Leslie is setting up Google Drive for HOA documentation; a link will be sent to the Board.
  - b. Stephanie is working on the Newsletter; distribution date TBD, but by end of May so there is time to promote mid-June events.
  - c. Watering the planter by the neighborhood sign at the Orchard Street entrance (Dee will coordinate)
    - i. Tait will water 1x/week - TBD

- ii. Tait will ask other cul de sac residents if they will also water 1x/week - TBD
- iii. Dee will water 1x/week - TBD

4. Secretary Report

- a. Community Map still being developed

Upcoming Events

- June 12 – Movie Night 1
  - Food truck confirmed, dessert truck not confirmed, movie TBD
- June 14 – Dumpster Day (East side, 40 yard dumpster)
  - Marty will check with another neighborhood household who may have a Waste Management connection and can provide dumpster
  - If so, Marty will coordinate
  - If not, Dee will contact the dumpster company and schedule them and provide Marty's info: 6021 South Newport Street; 303-547-7567
  - The dumpster will be placed on the northwest corner of East Lake Circle and South Newport
- June 14 – Block Party (East side, in conjunction with Dumpster Day, approx. 9am – 12pm)
  - HOA will provide \$400 for food and coffee
  - BYOD (Bring Your Own Drinks) for attendees
  - Annie and Marty will plan
  - Marty will write up Evite content and send to Leslie for distribution
- June 22 – East Lake Place Block Party
- July 20 – Orchard Place Block Party
- July 24 – Movie Night 2
  - Food and dessert truck confirmed, movie TBD
- July 27 – Niagara Court Block Party
- September 7 – Annual Picnic
- October 4 – Dumpster Day (West side, 30 yard dumpster)
- October 20 or 27 – HOA General Meeting
- October 11 – Fruit Tree Gleaning Day

## **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				
	Income	Expense	Checking Balance	Money Market Balance	Total Balance
1stBank Account Balances 2025-3-30			\$ 10,861.57	\$ 10,044.09	\$ 20,905.66
<b>2025 Anticipated Income</b>					
2025 dues (\$50 from 96 residents)					
	\$ 4,800.00				
City of Centennial Grant	\$ 500.00				
<b>Total, 2025 anticipated income</b>	<b>\$ 5,300.00</b>				
(not including bank interest)					
<b>2024 Anticipated Expenses</b>					
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			
<b>Subtotal</b>		<b>\$ 5,675.00</b>			
Increase in HOA account		\$ (375.00)			
<b>Anticipated Account Balances 2025-3-31</b>			<b>\$ 10,486.57</b>	<b>\$ 10,044.09</b>	<b>\$ 20,530.66</b>
(actual balances could change with significant contingency expense)					

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.		
	\$ 4,800.00									
City of Centennial Grant	\$ 500.00					\$ 500.00				
Interest on IRS refunded payment						\$ 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) (actual balances could change with significant contingency expense)			\$ 9,658.62	\$ 10,031.57	\$ 19,690.19			\$ 10,761.57	\$ 10,044.09	\$ 20,805.66