

## **GREENWOOD SOUTH HOA MEETING VIA ZOOM – APRIL 3, 2023**

ZOOM Attendees: Leslie & Steve Levine, Irene Anderson, Kevin Doran, Charlene Hovey, Stephanie & Jeremy Krasne, Peyton & Jeannie Lindley, Beth & Tait Robinson, Seema Shah, Wilson Su, Marty Wittmer, Jim Wulliman and LaDonna & Glenn Gravelle.

The meeting was called to order at 7:00 p.m. by Leslie Levine. Introductions followed.

1. A big thank you to Sid Gregory for his longtime work as a block rep and welcome to Wilson Su who is the new block rep for Area C.

2. Minutes of September General meeting were reviewed and approved. The motion was made by Charlene Hovey and seconded by Marty Wittmer. These will be available on the website under meetings.

3. Elections:

- a. Secretary - There were no candidates nominated for Secretary; therefore, LaDonna Gravelle will continue in this role.
- b. CenCON - A big thank you to Mike Stone who is stepping down as our CenCON representative. Steve Levine will be our new representative.

4. Vice President's Report:

Kevin Doran is still in contact with Selena Gomez of South Metro Fire regarding the mitigation of dead growth in the gulch to reduce fire risk.

Food truck planning has been done with Marvella and Madison Park with dates set for June 22, July 27 and August 3 at Sunset Park. Palos Verdes has scheduled their own trucks for the summer.

Madison Park is working on a joint movie night at Sunset Park on either August 3rd or 4th. More details will be forthcoming.

5. Treasurer's report:

- a. The 2023 proposed budget with dues remaining at \$50 was presented by Jim Wulliman. The motion to approve was made by Jim Wulliman and seconded by Charlene Hovey. Motion passed. See full report listed below.
- b. Invoices for 2023 dues will be sent out. These are due by June 30. Residents who only want paperless communication should email:  
[greenwoodsouthhoa2019@gmail.com](mailto:greenwoodsouthhoa2019@gmail.com)

6. HOA Directory update:

A committee composed of Peyton Lindley, Jim Wulliman, Steve & Leslie Levine will conduct research on moving from paper to a protected electronic portal for an updated directory.

7. Upcoming Events:

- |              |  |                                     |
|--------------|--|-------------------------------------|
| a. June 10   | Spring Dumpster Day                          | East Lake Circle and S. Newport St. |
| b. August 27 | Picnic at Sunset Park                        | Stephanie Krasne and committee      |
| c. June 22   | Food trucks                                  |                                     |
| July 27      | Food trucks                                  |                                     |
| August 3     | Food truck and possible Movie night          | Aug. 3rd or 4th                     |
| d. Sept. 11  | Fall HOA General Meeting IN PERSON           | most likely at Koebel Library       |
| e. Sept. 30  | Fruit tree gleaning with GrowLocal Colorado. |                                     |
| f. October 7 | Fall Dumpster Day                            | West Side                           |

Volunteers are needed for Dumpsters Days and Fruit tree gleaning.

8. Open forum:

- a. Please be mindful of the property under construction behind KLife along the gulch. There are insurance liability issues for the homeowner. The HOA is seeking discussion regarding possible access to the park along south side of gulch. New homeowners have been invited to May HOA Board meeting.
- b. The weed issue from the sidewalk along Orchard to homeowner's fence is the homeowners's responsibility. The City of Greenwood Village is responsible from Orchard to the sidewalk. In the past, the City of Centennial has maintained the areas where it is too steep for homeowners to safely do maintenance.
- c. Leslie Levine will reach out to our City Council representative to ask about weed maintenance for summer 2023.
- d. Discussion was held regarding listing vendors in our directory for work on our homes. Due to liability issues, this has been tabled. The City of Centennial website has a list of vendors for City residents.

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,  
LaDonna Gravelle, HOA Secretary

## 2023-3-15 through 2024-3-14 Greenwood South HOA Income and Expense Budget

4/1/2023

Description	Income	Expense	Checking Balance	Money Market Balance	Total Balance
<b>1stBank Account Balances 2023-2-28</b>			\$ 8,070.23	\$ 10,009.89	\$ 18,080.12
<b>2023 Anticipated Income</b>					
2023 dues (\$50 from 96 residents)	\$4,800.00				
City of Centennial Grant	\$ 500.00				
<b>Total, 2023 anticipated income</b>	<b>\$ 5,300.00</b>				
(not including bank interest)					
<b>2023 Anticipated Expenses</b>					
Spring and Fall Dumpster Days		\$ 1,000.00			
Liability insurance		\$ 900.00			
HOA website hosting fee		\$ 350.00			
CenCON dues		\$ 40.00			
State filing fee for annual report		\$ 10.00			
Community events (Annual Picnic, Tree Gleaning Day, Movie Night, Food Trucks, etc.; up to \$500 offset by Centennial grant)		\$ 1,300.00			
Printing (newsletters, dues notice, etc.)		\$ 200.00			
Miscellaneous		\$ 200.00			
<b>Subtotal</b>		<b>\$ 4,000.00</b>			
Net increase in checking account		\$ 1,300.00			
<b>Total, 2023 anticipated expenses</b>		<b>\$ 5,300.00</b>			
Anticipated account transfer			\$ (5,000.00)	\$ 5,000.00	
<b>Anticipated Account Balances 2023-2-28</b>			<b>\$ 4,370.23</b>	<b>\$ 15,009.89</b>	<b>\$ 19,380.12</b>
(could change with a significant contingency expense)					