

GREENWOOD SOUTH HOA MEETING — SEPTEMBER 23, 2024

Attendees: Leslie Levine, Kathy Anderson, Kevin Doran, Russ Fullmer, Marty Galloway, Annie Hall (zoom) , Charlene Hovey, Stephanie Lindberg, Dick Manley, Tait Robinson, Dee Roller, Marty Wittmer, Jim Wulliman, and LaDonna & Glenn Gravelle. Guests: Michael Williams and Jessica Campbell.

The meeting was called to order at 6:46 p.m. by Leslie Levine.

1. Michael Williams, Deputy Assessor Appraisal from the Arapahoe County Assessors Office presented on the appeal process for property taxes. Jessica Campbell explained the 1A initiative appearing on the upcoming ballot. Q & A followed.
2. Minutes of the April 2024 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. Vice President's report:
Kevin Doran reported that unwanted incidents have increased at Graceful Hearts. He has asked that neighbors be more diligent in reporting complaints to the Sheriff's Office. More detailed information for reporting such complaints will be included in the upcoming newsletter.
4. Treasurer's Report:
 - a. Budget update was given. See full report listed below.
 - b. We have 12 homeowners still delinquent on their dues for 2024.

First notice letters were recently mailed to homeowners by certified mail. The breakdown is as follows:

8 are to owners that live in their homes.

2 are to owners that rent their houses and have a tax address at the GS home. I added "Please forward" on the envelope and hopefully the renters send it along to the owner.

2 are to owners that rent their houses and have a tax address other than at their GS home. These were mailed to the tax address.

5. Elections:
There were no nominations for President. Leslie Levine will continue to act as President until position is filled. Please let the Board know of anyone interested.

Secretary: Voting was unanimous to elect Tait Robinson as Secretary. He was nominated by Leslie Levine and seconded by Marty Wittmer.

Chuck DePalma will replace Irene Anderson as Block Rep for Area B.

The CenCON rep position is now open as Steven Levine had to step down.

Many thanks to Irene Anderson, LaDonna Gravelle and Steven Levine for their service on the Board.

6. Events:

- a. Oct. 5 Fruit tree gleaning 8:45-11:45 a.m. followed by taco bar lunch at Irene Anderson's. This is funded by a grant from the City of Centennial. Please contact Leslie Levine to volunteer.
- b. Oct. 26 Dumpster Day West Side Time to be announced.

The meeting was adjourned at 7:55 p.m.
Respectfully submitted,
LaDonna Gravelle, HOA Secretary

2024-3-15 through 2025-3-14 Greenwood South HOA Income and Expense Budget

9/23/2024

Description	Budget					Actual through 9-23-24				
	Income	Expense	Checking Balance	Money Market Balance	Total Balance	Income	Expense	Checking Balance	Money Market Balance	Total Balance
1stBank Account Balances 2023-2-28			\$ 9,268.59	\$ 10,029.98	\$ 19,298.57			\$ 9,268.59	\$ 10,029.98	\$ 19,298.57
2023 Anticipated Income										
2023 dues (\$50 from 96 residents)						\$ 4,250.00		Dues from 85 residents (does not reflect Cheddar-Up charges)		
City of Centennial Grant	\$ 4,800.00					\$ 500.00				
Total, 2023 anticipated income (not including bank interest)	\$ 5,300.00					\$ 4,750.00				
2023 Anticipated Expenses										
Spring and Fall Dumpster Days		\$ 1,000.00				\$ 490.00				
Liability insurance		\$ 900.00				\$ 874.00				
HOA website hosting fee		\$ 300.00				\$ 209.97				
Cheddar-up fees		\$ 250.00				\$ 132.44				
CenCON dues		\$ 40.00				\$ 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)		\$ 1,600.00				\$ 650.81				
Printing (newsletters, dues notice, signs, etc.)		\$ 500.00				\$ 131.48				
Miscellaneous		\$ 200.00				\$ 560.00	IRS penalty			
Subtotal		\$ 4,800.00				\$ 3,088.70				
Anticipated increase in checking account		\$ -								
Anticipated Account Balances 2024-3-14 (actual incudes interest) (actual balances could change with significant contingency expense)			\$ 9,768.59	\$ 10,029.98	\$ 19,798.57			\$ 10,929.89	\$ 10,029.98	\$ 20,959.87