

Greenwood South HOA Board Meeting - APRIL 22, 2021

Attendees

Leslie Levine, Irene Anderson, Sid Gregory, Charlene Hovey , Dee Roller, Mike Stone, Marty Wittmer, LaDonna Gravelle

Agenda

1. Bank Change: Charlene has had some issues with the bank since taking over as treasurer. Things have now been worked out so a change of banks is not necessary. If issues become a problem again, she will ask for another bank employee to work with.
2. Dues: Charlene reported approximately 25 homeowners have paid their dues. Irene Anderson will update the dues and contact information and provide a spreadsheet with the next newsletter for the block reps so they know which homeowners have paid dues and which homeowners need to update contact information. The May newsletter will include a dues notice as well as a note regarding an invoice available on HOA website should anyone require one. There will also be additional instructions referencing the notation of Personal or Business payments on Pay Pal.
3. Dumpster Day: June 5, 2021 was selected as Dumpster Day with the dumpster located on the east side. Hours will be 8:00 - 10:00 am. and volunteers will be recruited. Irene will set up the use of a 40-yard dumpster with Waste Connections. The 30-yard dumpster Waste Connections will provide free of charge will be scheduled for the fall Dumpster Days.
A reminder regarding the switch to Waste Connections will be included in the next newsletter. Several homeowners have indicated they will change over the end of April when their billing cycle comes up.
4. Gentle Hearts Assisted Living Home: Sid Gregory confronted the Home with the finding of a 12" chef knife in his backyard recently. He let the caretaker know they are on notice and that he has video surveillance in place in his yard. At a recent District meeting, Charlene reported that it was noted the Dept. of Human Services is still following up on our prior report. For those residents who find articles thrown into their yards, please retain the articles for documentation and let Leslie and Sid know of the incident. Leslie will send emails with pictures to the appropriate City officials to try to elevate this and other issues with them.
5. Ting: Sid has a map from Mark Gotto of Ting, noting the houses on the west side of East Lake Circle that cannot be served with Ting. Sid was not clear if Ting would reach out to these homes to alert them of this lack of service; therefore, if anyone at these addresses paid the \$9 signup fee, they need to call 844-846-4994 to request a refund. Mike Stone reported that Mark Gotto of Ting will be doing a presentation at the next CenCon meeting on Monday, April 26th. Hopefully there will be clarification on this issue and which homes are affected.
6. Greenwood South picnic: A homeowner's picnic was scheduled for August 22nd at Sunset Park. Leslie will schedule this if Arapahoe County covid restrictions will allow this.
7. Letter for Title Companies: Leslie will set up a letter for title companies asking for new homeowner information should a closing occur. This contact information is necessary to invite new homeowners to join our HOA.
8. Charlene will compose a welcome letter that block reps can give to new homeowners along with a plate of cookies or a plant, the latest newsletter and copy of the covenants. This letter will include their block representative with phone numbers, the HOA website and information about our new trash collection agreement with Waste Connections. Block reps will be reimbursed by HOA Treasury.
9. The next newsletter will also include the car break-in issues.

Meeting adjourned at 7:58 p.m.

Respectfully submitted, LaDonna Gravelle, Secretary

TREASURER'S REPORT - APRIL 22, 2021

1/10/2021 Checking Balance	\$15,597.27		
	<u>\$10,000.00</u>	Transfer to Savings Account	
2/2/2021 Balance	\$ 5,597.27		
Total Deposits (Dues)	+ \$ 1,441.55		
Total Expenses:	- \$ 1,985.51	\$1,716.00	Attorney Fees for updating protective covenants and filing with Arapahoe County
		\$ 40.00	CenCon Dues
		\$ 229.27	Printing (newsletters, new covenants, invoices), stamps, and mailing to owners of rentals.
4/22/2021 BALANCE:	<u>\$5,053.31</u>		