

Greenwood South HOA Board Meeting — January 30, 2023

Zoom Meeting was called to order at 7:04 p.m.

Attendees: Leslie Levine, Kevin Doran, Stephanie Lindberg, Beth Stalter, Jim Wulliman, LaDonna Gravelle

1. Introductions: Welcome to Stephanie Lindberg, Newsletter, and Wilson Su, new Area C Rep. Thanks to Sid Gregory for his years of service.
2. November 7 board meeting minutes were approved. The motion was made by Kevin Doran and seconded by Beth Stalter. These are available on the website under meetings.
3. Vice President's report:
There have been no issues with Graceful Hearts. Kevin will contact Selena Silva of South Metro Fire Rescue regarding questions about the fire mitigation in the gulch. The parked car situation at the bottom of Newport Street has been addressed with Marvella. Kevin will have discussions with Madison Park, Palos Verde and Marvella in early spring regarding combined activities such as food trucks and movies.

4. Treasurer's report:

	Income	Expenses	Checking Balance	Money Market	Total Balance
Transfer from First National Bank to 1st Bank			\$ 6,294.16	\$10,000.00	\$16,294.16

2022 Income:

2022 dues from 85 residents	\$ 4,639.24
City of Centennial Grant	\$ 500.00
Money Market Interest	\$ 6.45
Subtotal, 2022 Income	\$ 5,145.69

2022 Expenses:

Ann Koenig-printing newsletter & dues invoice	\$ 47.97
HOA checks for 1st Bank Account	\$ 19.80
Ann Koenig - printing for Dumpster Day	\$ 23.68
CRI for Dumpster	\$ 480.00
CenCon	\$ 40.00
US Liability Insurance Co.	\$ 817.00
Ann Koenig-printing newsletter	\$ 37.84

Leslie Levine - HOA website	\$ 323.64
Movie Night	\$ 200.00
Leslie Levine - Sunset Park picnic reservation	\$ 73.00
Stephanie Krasne - food for picnic	\$ 265.29
Clean-up day supplies (Zelle to Mike Stone)	\$ 287.84
Clean-up day supplies (Zelle to Irene Anderson)	\$ 19.96
Clean-up day supplies (to Charlene Hovey)	\$ 136.46
Clean-up day supplies (to Leslie Levine)	\$ 89.11
CRI (dumpster cost)	\$ 445.00
Stephanie Lindberg (newsletter printing)	\$ 37.54
Bank Fees (\$5/mo.)	\$ 40.00

Subtotal, 2022 Expenses \$ 3,384.13

Account Balances \$ 8,049.27 \$10,006.45 \$18,055.72

Jim will put together the 2023 budget. Block reps will continue to collect the 3 outstanding dues. Collection for 2023 dues will begin in April.

5. Tentative dates were selected for 2023 activities:

February Board meeting	February 28	Does anyone have a zoom account we can use?
Spring HOA General Meeting	April 3 or 4	These should take place in March but Cherry Creek and Littleton spring breaks conflict. This will be a zoom meeting.
Spring Dumpster Day	June 3 or 10	
Picnic	August 20 or 27	Leslie will check with Stephanie Krasne about chairing this event again and confirm date.
Fall HOA General Meeting	September 11, 18, or 25	
Fall Dumpster Day	October 7 or 28	
Food truck nights		Kevin will reach out to surrounding neighborhoods to begin planning dates (May - August).
Fall fruit tree gathering		Irene will contact GrowLocal Colorado to select a date.

6. 2023 City of Centennial Grant Application:

Leslie confirmed that our HOA can apply for a large and small grant. The small grant would support expenses for the fruit tree gleaning event.

7. Directory Update:

The Directory will be updated but format has not been decided (printed or online). When collecting dues, block reps will ask for updated information and confirm what information they want in directory and what should remain with the HOA board only.

Leslie will ask Sid Gregory to update neighborhood map.

8. We have no update on the two newer homes on Niagara Street joining our HOA.

9. Newsletter topics were discussed.

10. April HOA General Meeting Topics:

- a. Find candidate for secretary vacancy
- b. Approve minutes of September 2022 General Meeting
- c. Approve annual dues amount. Dues collection will start in April. Dues are mandatory per updated bylaws.
- d. Calendar for 2023 events.
- e. Directory update - a volunteer needed for this.
- f. Introduction of new block rep, Wilson Su, and Stephanie Lindberg, newsletter.
Thanks to Sid Gregory for his years of service.
- g. If anyone is interested in helping people shovel driveways and sidewalks and mowing lawns for free or a fee, contact your block rep.

Meeting adjourned at 8:15 p.m.

Respectfully submitted, LaDonna Gravelle, Secretary