

Greenwood South HOA Meeting Minutes

Monday, September 8th, 2025

Board Members:

- President – Leslie Levine (Present)
- Vice President – Kevin Doran (Present)
- Treasurer – Julie Totsch (Present)
- Secretary – Tait Robinson (Present)
- Newsletter – Stephanie Lindberg (Present)
- Block A Reps – Beth and Troy Stalter (Absent)
- Block B Rep – Chuck DePalma (Present)
- Block C Rep – Annie Hall (Present)
- Block D Rep – Marty Wittmer (Absent)
- Block E Rep – Dee Roller (Present)

Other Attendees: None

Call to Order: 7:06pm

Approve Previous Meeting Minutes: Moved (Dee), Second (Kevin)

1. President's Report

2. Vice President's Report

- a. No recent issues with Graceful Hearts
 - i. In Mid-August there was a woman outside under the influence swearing at people, but haven't seen her since.
- b. Russ has had no follow-up communication with management.
- c. Movie night
 - i. Kevin will ask around to see if people attended.
 - ii. Movie rental is worth it.
- d. Food trucks with a minimum spend isn't worth it. In 2026, maybe just contribute to movie rental.

3. Treasurer's Report

- a. 77 of 96 homes have paid annual dues
- b. Block reps to do more outreach
- c. For delinquent homes with renters, block reps should reach out to homeowners first

4. Secretary's Report

- a. Neighborhood map is complete
- b. We got a second map for free
- c. Will bring to next in-person meeting

5. Newsletter

- a. Possibly distribute Nov or Dec, TBD

6. Other Items

- a. Dumpster Day
 - i. Saturday, Oct 4th @ 8am
 - ii. Dee will reserve
 - iii. Leslie will email HOA for volunteers and reminder about date, time and what is allowed
- b. Fruit/Apple Tree Gleaning
 - i. Cancelled, nothing formal (Stephanie, David and Zach have fruit, but less than usual)
 - ii. Any photos?
 - iii. If people do it less formally, on their own:
 - 1. Annie may still want to volunteer
 - 2. LaDonna's church offered to volunteer
 - 3. Could do it at Zach's house
 - 4. Stephanie has a picker
 - 5. Grow Local CO could offer crates, flats and deliver to pantries
 - 6. May be able to get volunteers from Pat Bow (another org?)
 - iv. Looking at reallocating \$500 grant funds from the City to the summer block party expenses, TBD
- c. Neighborhood Improvements
 - i. Green strip along Orchard has been cut/sprayed and looks good
 - ii. Will keep this "Improvements" item on the agenda going forward in case other things/ideas come up.

d. HOA General Meeting

i. October 27 at Koelbel Library, room is confirmed, reservation is for 6-8pm, meeting starts at 6:45pm, ends 7:45pm

ii. Need to finalize agenda:

1. Intros

2. Board Updates

3. Block Party Debrief

4. Speakers

a. Leslie could invite some people (Christine Sweetland who is running for mayor; Tammy, one of our District Reps).

b. Possibly Stephanie or a Master Gardener from CSU to give pointers on winter plant/yard care and maintenance

5. Block Party Debrief

a. Any photos?

b. Overall, they were successful

c. Some RSVP issues

6. Q&A

e. Street Sweeping Sign

i. Stolen from corner of Orchard and Niagara

ii. Will use existing sign that just has the HOA logo and put it in Irene Anderson's yard to see if it is safer there.

7. HOA End of Year / New Year Party

a. Jan 11th (wild card game) or 25th (conference championship), TBD

i. MLK is Jan 19th FYI

b. Former board members invited

c. At Leslie's house

Next Board Meeting: Monday, Dec 1st

Meeting Closed 7:58pm