

Location: Tim Stenger's Home

Attendees: Denika Dwyer, Alan Saltzman, Tim Stenger, Mary Lou Smith, Barbara Dorsey, Melisa Perry, Rick Spoor, Dean Goss, Frank Hare, 2 Greenwood Village Police officers, Gary Kleeman, 40 neighbors

Meeting to Order

Distribute Agenda

Approval of meeting minutes

Welcome all who have attended the meeting

Tim discussed the primary issues for the meeting – Recent break-ins in the neighborhood and safety practices we can all use to discourage crime in our neighborhood.

Tim introduced the board members

Sunny Webber – Discussed a recent attempted break-in that happened early on a Saturday morning. The robber came in over the back fence and tried to get into a lock at the back door. Robber jammed the lock and the dogs barked causing the robber to leave. She informed us that her neighbor had a break-in a few months ago and small items were taken from the home.

We discussed a robbery of the Page's home recently. The family was away during the robbery.

Police arrive and Tim introduces them to the group – Officer Alden Langert with District 2 and another officer. Langert is a patrol officer, a CSI and a CIT (Crisis Intervention Team) officer. He specializes in helping citizens keep their homes secure.

Police briefly discussed recent issues in the neighborhood and asked attendees to provide their names, addresses and phone numbers to the police.

Langert discussed the capabilities of the GV Police system. He explained that every call is recorded and that they can pull all calls made to dispatch by call type. He informed us that there were 3 residential burglary calls from our neighborhood, June at 4328 S. Alton, the Page's – July 4370 S. Alton St – silverware, gold, jewels, rummaging and damage, and October 16 – 4417 S, Akron – doors and rear windows smashed, left with numerous items. 1:00 in the afternoon on a Tuesday.

Old Business

New Business

1. Covenants Issue

Laura Dinan – Melisa called Laura, at the time of the meeting, there was no resolution – currently, I contacted H&S and they said the work was done and offered to contact Suzi Roy and give her the correct information in accessing current covenants.

2. Signage

Several people looked at the signs, Alan thinks they look great. New signs will be a minimum of \$1,800 for something new. Dean thinks that price sounds exceedingly high. Dean looked at the signs and stated that the wood is checked and dry but they are still in pretty good shape.

Tim's reminds us that we made the motion in the previous meeting to look into new signs, there would be no additional costs to neighbors and it would make the neighborhood entrances look better, neighbors are spending quite a lot of money on their homes in our neighborhood. Melisa mentioned that based on what GV said about other communities, several other neighborhoods in our area are working to upgrade their signs as well.

Removing the signs all together was mentioned but neighborhood communication would be much harder in that situation. Barbara suggested removing the posts and cleaning them up a little bit. Barbara mentioned that when the motion was made, we hadn't had a chance to look at the signs and assess their condition.

Joy motions to table this discussion until the Annual meeting. Tim, Melisa, Karen, Barbara and Frank will continue to gather information prior to the Annual Meeting.

3. Management Company

The board is divided on hiring a management committee. Neighbors sending letters to neighbors is difficult and the majority of board communication is ignored. Dues are cheap.

Can we have an ala carte management company?

Mary Lou said that we have never invoiced for dues, Tim acknowledged that we tried something new with putting the invoice in the newsletter and that it didn't work.

Karen suggested that collection companies would be cheaper than a management company and that we should explore that option.

Joy motioned to table this discussion until the Annual Meeting. Suggested that the church would be packed if we added that to the agenda.

Allen said that he doesn't feel comfortable with a strongarm management company controlling our neighborhood business.

Tim said that there is money in the neighborhood but HOA money won't be available if someone sues the HOA for allowing people to ignore the covenants and someone sues.

The board decided to get 2-3 bids from management companies prior to the annual meeting. It was suggested that we have reps from the management companies attend the Annual meeting to explain what they can do for us.

4. Dues

Are our dues above and beyond normal for the service that is provided? Dean asked what other comparable neighborhoods are paying in Dues?

Do they use management companies?

What do they get in the way of services for the dues paid?

Frank suggested that we talk with other HOA presidents and find out what they do to enforce the rules of their neighborhood. – Since the meeting, Frank has compiled a list of other neighborhood HOAs.

5. Meeting attendance and participation

Tim suggested having a semi monthly meeting. The members didn't like that idea. It was discussed and members feel like we just need to do a better job of attending meetings, if there is no quorum, there is no meeting.

6. Joy resigned from the board

Joy wants to focus more on her personal life and has really enjoyed her time on the board. Tim thanked her for her service