

Greencrest HOA Annual Board Meeting Minutes

Prepared by Jennifer Satre HOA Secretary

October 25, 2025 12:00 PM

Garden Ranch Baptist Church

3830 Van Teylingen Dr. COS, CO 80917

Meeting called to order 12:00 PM

Board Members Present: Randy Geving – President, Michelle Guthals- Vice President and Treasurer, Jennifer Satre – Secretary, Todd Verone- At Large, Paul Cook – At Large

Twenty-nine households represented in person and twenty-six by proxy.

Total voting members 55 – quorum.

1. Firewise presentation made by Colorado Springs Fire Department representative. Handout materials made available.
2. Guest speakers Nancy Henjum, District 5 City Council and Sam Friedman, City Council Staff
3. Treasure Report – See attached
4. Message from HOA President, Randy Geving. Vote held to reelect all current Board members.

Nancy Henjum and Sam Friedman made themselves available to discuss questions and concerns of homeowners in the Greencrest neighborhood.

The pre-submitted questions/issues and **(paraphrased)** answers were as follows:

1. How do we address homeless encampments and the problem of garbage in the drainage creek that runs between the neighborhood and Austin Bluffs Pkwy?

Using the gocos app or this link, <https://coloradosprings.gov/gocos>, is the best way to report such issues.

2. Problems with speeding through the neighborhood.

Unfortunately, this is an issue city-wide, and it is up to all of us to be good neighbors and monitor our speeds.

3. Problems of increase in crime.

Again, a city-wide issue and our best defense is to be aware, report suspicious activity to police and install security cameras. Nancy promoted the Neighborhood Watch program in which Greencrest does participate.

4. Problems with the condition of the sidewalks, gutters and streets throughout Greencrest.

Please use the gocos app or link to report potholes or other problems. Under the 2C tax program, three roads in our area will be repaved, this work will include the gutters and sidewalks. Van Teylingen Dr and American Dr are scheduled to begin work in 2026. Brenner Place will be scheduled in the 1st quarter of 2026 for work to begin in 2027.

It was also mentioned by an attending homeowner the importance of everyone keeping the sidewalk and gutters in front of their property clear of snow and leaves. When there is a build up of leaves in the gutters during the winter it causes a freeze/thaw effect which will crack and erode concrete and pavement.

5. Concerns about the number of liquor stores (5) and pot/smoke shops (9) within a one-mile radius of Greencrest.

This issue can only be addressed by petitioning our representatives and staff at City Planning to change the processes by which business permits are issued. Case by case businesses can be protested if we are aware of them. Announcements of new permitting/building are only sent to those residing within a 1000 ft perimeter.

6. Allowing parking on only one side of the street along Brenner Pl near Palmer Park to minimize congestion.

This issue will be investigated and followed up with the Board.

Several homeowners were able to privately speak with Ms. Henjum regarding individual needs after her presentation.

HOA President, Randy Geving spoke of the need for at least five new board members and invited anyone interested to attend the next board meeting. The need for other volunteers to help manage the Greencrest website and to participate in the ACC (Architectural Control Committee) was also expressed. In addition, Randy mentioned the new neighborhood sign the HOA Board purchased and installed near the entrance to Palmer Park.

Several homeowners expressed frustration with issues pertaining to the greenbelt area between their properties and the townhomes along Van Teylingen Dr. The Board will discuss these issues at a future monthly meeting.

All current board members were nominated and reelected to their positions. No new Board members were nominated.