



MS Homeowners Association
2840 Morningside Ct, Grand Jct, CO 81503

January 22, 2016

The annual meeting of MS Homeowners Association Inc. (MS HOA) was called to order at 6:03 pm, by Paulla Tillman, Proxies were validated and six homeowners were present therefore Quorum was reached.

The minutes from the January 7, 2015 annual meeting were read and approved.

OLD AND UNFINISHED BUSINESS:

Snow removal was discussed: The chairman had informed the members that the MS HOA Board had purchased a snow plow that is attached to our riding lawnmower. Josh Woods volunteered his time and Paulla Tillman had volunteered her time when available to plow the sidewalks within our community.

Split rail fence: After much discussion, Arlene Niccoli volunteered her time to get bids for the project. Another meeting will be held at a later date to report findings in this regard.

NEW BUSINESS:

Budget: The proposed Budget for 2016 was presented. Based on these figures, the dues will be \$25.00 for January and February. Beginning March 1st, 2016, dues will increase an extra \$5.00 a month. From March 1st, to December 1st, 2016 dues will be \$30.00 a month. 2016 Budget was discussed and approved as presented.

Discussed water usage. It was presented to the members that there was an increase in water usage for 2015 in the amount of 210, 250 gallons. With Ute Water increasing their rate from \$20.00 to \$22.00 per 3,000 gallons used, we are looking at over \$8,000.00 for 6 months if this water usage continues for 2016. In order to decrease our usage, and to meet the budget, the Board will look for any leaks when water gets turned on in the spring. The Board will need to go to each property and look at their timers to possibly reset them, if there is no leak.

Discussed the reserve account: The Board was asked as to what the reserve account is used for? A Reserve Study was presented to show what components we as an HOA are responsible for replacing and/or repairing. The Chairman and Treasurer had explained with a reserve account we have no need to do a special assessment, which means \$10's of \$100's of dollars will not need to be collected at once in order to replace and/or repair the component (s) on top of paying monthly dues. And also explained \$5.00 extra dollars a month is a lot cheaper then having to come up with a large amount of money from each homeowner at once.

Discussed Common Area: May need to replace a leaking scrub valve next to pine tree, grade in front of drainage pipe was pulled off and needs to be replaced, drainage pipe needs to be cleaned out, dead pine tree needs cut down, have weeds sprayed, vandalism being done in the common area, and need to replace post by entrance into subdivision.

Election:

President: Paulla Tillman volunteered, was nominated and elected by ballot

Vice President: No volunteers or nominations.

Secretary: Paulla Tillman volunteered and was nominated, but was told by a member that an attorney had said that the President can not hold two positions on the Board.

Therefore: Nicolette Olinger was nominated and elected Secretary by ballot, until further research into whether or not the President can hold two positions within a Board.

Treasurer: Nicolette Olinger volunteered, was nominated and elected by ballot.

With no further business and no objection to adjourn, meeting was adjourned at 7:05 pm.

Respectfully Submitted,

Nicolette Olinger
Secretary/Treasurer

Enclosure: Association Dues Statement
Reserve Study done in 2010