



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

**Annual Meeting**

**February 6<sup>th</sup>, 2019, at 2:30 pm at 2840 Morningside Ct**

**Agenda**

1. Call to Order
2. Annual Meeting Notice for February 6, 2019
3. Read Minutes from January 11, 2018 Annual Meeting
4. Old and unfinished business
5. New business
  - 2019 Propose Budget
  - 2018 Balance sheet/Profit and Loss report (upon written request)
6. Election for Board Members
7. Open Discussion
8. Adjournment

**Notice of Annual Meeting**

**Registration of voters will begin at 2:15 pm**, the meeting will start immediately after. If at all possible, please attend in person. If not able to attend, please send in your proxy as soon as possible.

**Voting and Proxy:** At all member meetings, each member may vote in person or by proxy. All proxies need to be filed with the secretary **by February 3<sup>rd</sup>**, prior to the called meeting or must be given to the Secretary before the meeting is called to order.

If proxy is not received **by February 3<sup>rd</sup>**, for members who are unable to attend the meeting, a **Member of the Board will be in contact and will make every effort to obtain your proxy in order to help us meet quorum.**

Please mail your proxy to: **MS Homeowners Association, C/O Paulla Tillman, President, 2840 Morningside Ct, Grand Jct, CO 81503.**

The meeting will be recorded in order to maintain accurate minutes.

Respectfully,

MS Homeowners Association Board of Directors

Enclosures: Proxy  
Budget for 2019

Annual Meeting Minutes  
Board of Directors of MS Homeowners Association  
January 11<sup>th</sup>, 2018

Living Hope Church  
2840 B ½ Road  
Grand Junction CO 81503

**People Present:**

Paulla Tillman, Arlene Niccoli, Joyce Pratsky, Caroline Richards, Vera Johnson, 17 proxies (Great Homes and Trudy Weatherly), held by Tillman, manager Brian Luff.

Quorum Present: Yes, Called to order at 6:03 pm.

Total votes present: 21

**Items Voted On**

Resolution 18.1.A            PROPOSED BUDGET  
Votes on Resolution:    Yea: 21      Nay: 0    Abstain: 0  
Decision:            Budget as presented is approved

**Election of Directors**

Paulla Tillman nominated to President, unanimous approval  
Arlene Niccoli nominated to Secretary, unanimous approval  
Joyce Pratsky nominated to Vice President, unanimous approval  
Caroline (Jo) Richards, nominated to Treasurer, unanimous approval  
Tillman, Niccoli, and Richards shall be signers on the account. Brian Luff shall be removed as signer.

**Discussion Items**

2017 Report included what happened regarding establishment of rules for vicious breeds as service dogs and enforcement action results. Financial performance was discussed as well.

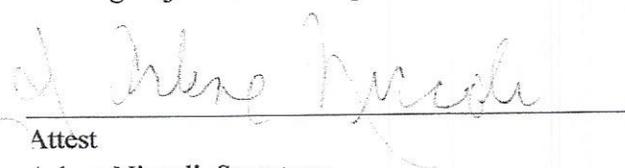
Water usage was high. It was explained that due to two leaks during the year, the usage was more than normal. Explanation of the irrigation system in general also happened.

Discussed replacing community bulletin board due to vandalism.

Discussion regarding differences between officers and directors. Richards as Treasurer is an officer and Pratsky as Vice President is an officer. Both of them hold in joint tenancy only one unit in the subdivision. As a result, they only hold one vote for any decision requiring a vote of the board, but have different roles on the board according to their office.

Meeting Adjournment Motion: Tillman

Meeting Adjourned at 7:05 pm

  
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Attest

Arlene Niccoli, Secretary