



MS HOMEOWNER ASSOCIATION

January 7, 2021

Dear MS Homeowner Association Members:

Hope this letter finds everyone doing well. Well it is that time of the year for our 12th Annual Homeowners Association meeting.

We will be holding our annual meeting at the Living Hope Church on January 16th, starting at 3:00 pm (see Annual Meeting Notice, see back of this letter).

Entrance is on the East side of the church. When you drive into the driveway of the church, go to our left, there is a door with our HOA meeting sign on it. The meeting room will be on your right when you first walk in.

We are asking all members to please wear a mask and use the hand sanitizer when you first walk in.

If you have been around someone within the last fourteen (14) days who has tested positive for covid or if you have been sick with the flu, please do not attend.

If you are not able to attend, please mail us your proxy so we can meet our meeting quorum.

Please send your MS HOA proxy, no later than January 12th, to MS HOA c/o Paula Tillman 2840 Morningside Ct, Grand Junction CO 81503 or there is a box in front of 2840 Morningside Ct you can put it in.

If your mailing address and/or phone number has changed since 2020, please email your new contact information to paullatillman@hotmail.com.

Respectfully,

MS Homeowners Association

Enclosure: Proxy
Annual Meeting Notice
2021 Budget



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

Annual Meeting

January 16, 2021, at 3:00 pm at Living Hope Church, 2840 B ½ Road

Agenda

1. Roll Call
2. Call to Order
3. Annual Meeting Notice for January 16, 2021
4. Read Minutes from January 24, 2020 Annual Meeting
5. Election for Board Members
Vacancies: Treasurer
6. Old and unfinished business
7. New business, including but not limited to:
 - 2021 Propose Budget
 - 2020 Balance sheet/Profit and Loss report (upon written request)
 - Treasure Jo Richards resigned on November 20, 2020 due the sell of her home.
 - President, Paulla Tillman and Vice President, Ron Duggan will act as Treasurer until position can be filled.
 - Due to the increase in the HOA's financial obligations, a \$2.00 monthly dues increase will be discussed.
8. Open Discussion
9. Adjournment

Notice of Annual Meeting

Registration of voters will begin at 3:00 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 January 12th**, 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 January 12th**, 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 2021



MS HOMEOWNER ASSOCIATION

January 22, 2021

Dear MS Homeowner Association Members:

Hope this letter finds everyone doing well. On January 16, 2021, we had a great annual meeting. Quorum was met due to the presence of homeowners and proxies. Please see Annual Meeting Minutes.

Thank you to all Board Members who have accepted the challenges of supporting our Homeowners Associations. Without you and the support of all homeowners our community would not be what it is today. You are greatly appreciated.

Regular assessments charges will **increase to \$32.00 monthly starting April 1st, along with a \$10.00 late charge for an incorrect amount and if received after the 30th of each month.**

Please make sure you are sending in the correct amount each month according to your attached Statement of Account or a \$10.00 late fee will be charged to your account, See attached Statement of Account.

If your mailing address and/or phone number has changed since 2021, please email your new contact information to paullatillman@hotmail.com or send it with your dues.

Respectfully,

MS Homeowners Association

Enclosure: Statement of Account
Annual Meeting Minutes
General Association Disclosure

Cc: MS HOA file

Annual Meeting 2021

Arlene Niccoli <rmoa17@yahoo.com>

Sun 1/24/2021 11:30 AM

To: Paulla Tillman <paullatillman@hotmail.com>

January 16, 2021

ANNUAL MEETING MORNINGSIDE COURT HOME OWNERS ASSOCIATION

at Living Hope Church, Orchard Mesa

Present: Paulla Tillman, Arlene Niccoli, Vera Johnson, Ron Duggan, 19 proxies

Quorum Present: yes

Called to order: 3:05 PM by Paulla Tillman, President

Minutes from January 24, 2020 read by Arlene Niccoli, Secretary, read minutes approved Paulla, President and seconded by Ron Duggan.

Nominations for returning officers Paulla Tillman, President/Treasurer, Ron Duggan, Vice President, and Arlene Niccoli, Secretary - all nominated with unanimous approval. Paulla, President, moved to close nominations, seconded by Ron Duggan. All ayes.

Secret ballots were dispersed, candidates voted on, and votes counted by Vera Johnson and will be confirmed at next meeting of Board of Directors. 23 votes counted.

Election of Officers:

Paulla Tillman for President, unanimous approval

Ron Duggan for Vice-President/Treasurer unanimous approval

Arlene Niccoli for Secretary, unanimous approval

Old Business: None

New Business: It was decided we would not use Robert with G&L Landscaping. He was not completing job as contracted. Ron Duggan offered to take care of common area and spraying of weeds this year. It was suggested Ron get some kind of compensation and will check to see if there is a conflict of interest. Ron will do it on a volunteer basis if he can't be paid.

Vera Johnson made a motion to purchase whatever is needed for Ron to do the work on common area, i.e spray and mow. Arlene Niccoli seconded the motion.

Further discussion about what to do about common area was discussed. On Friday, January 23, some members of the Board will go over to the common area to see what needs to be done.

Budget for 2021:

Budget was discussed after handing out balance sheet.

Paulla motioned budget be passed, seconded by Arlene Niccoli. All ayes.

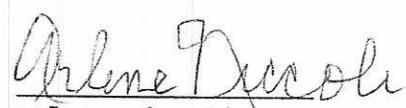
Dues will increase by \$2.00 in April, 2021.

Also discussed sink hole in our subdivision.

Meeting Adjournment Motion: Paulla Tillman, President

Meeting Adjourned at 4:15 PM


Paula Tillman, Pres


Arlene Niccoli, Sect.

GENERAL ASSOCIATION DISCLOSURE

Association Name:

MS Homeowners Association

Physical address:

2840 Morningside Ct, Grand Junction CO 81503

Phone:

970-361-8072

Common Interest Community:

MS Homeowners Association

Declarations Recorded:

May 13, 1996, Book 2231, Page 642 to 261

Location of Record:

Mesa County Clerk and Records Office

End of Fiscal Year:

January 9

Board of Directors:

Paulla Tillman, President/Treasurer

Ron Duggan, Vice President

Arlene Niccoli, Secretary