



## MS HOMEOWNER ASSOCIATION

December 17, 2019

Dear MS Homeowner Association Members:

Hope this letter finds everyone well. On January 24, 2020 we will have our 11<sup>th</sup> Annual Meeting (see attached meeting announcement).

During our monthly meeting on December 13, 2019, we were informed that our Vice President, Joy Prasky, has resigned. We would like to thank Joy for her time and service on the Board. We wish her well.

Also, our Treasurer, Jo Richards, will be resigning as soon as we fill this position within our Board. If you would like to become our Treasurer, please contact Paulla at 970-361-8072 or attend our annual meeting. Position requires board member to attend annual/monthly/special and on occasion an emergency meeting.

If we cannot fill this position, we will be hiring a Property Management Company to help manage our Homeowners Association. As you know this will increase our homeowner's association dues approximately \$5.00 to \$10.00 extra a month depending on their cost.

**Please continue to mail your \$30.00 monthly dues to MS HOA c/o Paulla Tillman 2840 Morningside Ct, Grand Junction CO 81503 or there is a box in front of 2840 Morningside Ct you can put the check in.**

If you're mailing address and/or phone number has changed since 2019, please email your new contact information to [paullatillman@hotmail.com](mailto:paullatillman@hotmail.com) or send it with your dues.

Respectfully,

MS Homeowners Association

Enclosure: Annual Meeting Announcement  
Proxy  
2020 Proposed Budget

Cc: MS HOA file



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

**Annual Meeting**

**January 24, 2020, at 10:30 am at 2840 Morningside Ct**

**Agenda**

1. Call to Order
2. Annual Meeting Notice for January 24, 2020
3. Read Minutes from February 6, 2019 Annual Meeting
4. Old and unfinished business
5. New business
  - 2020 Propose Budget
  - 2019 Balance sheet/Profit and Loss report (upon written request)
  - Hire Property Management Company to help with vacancies if needed
6. Election for Board Members
  - Vacancies: Vice President and Treasurer positions
7. Open Discussion
8. Adjournment

**Notice of Annual Meeting**

**Registration of voters will begin at 10:15 am**, 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 20<sup>th</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 January 20<sup>th</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 2020



## MS HOMEOWNER ASSOCIATION

February 2, 2020

Dear MS Homeowner Association Members:

Hope this letter finds everyone doing well. On January 24, 2020, we had a great annual meeting. Quorum was met due to the presents of homeowners and proxies.

Nominations for the Board of 2020 were Paulla Tillman, President, Ron Duggan, Vice President, Arlene Niccoli, Secretary, Jo Richards, Treasurer.

Nominations for Board of Directors were voted on and anonymously passed. Our Treasurer, Jo Richards has chosen to continue to fill the Treasurer's position.

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

Old Business: Hired a landscape company to maintain the common area.

New Business: Hiring a Property Management Company in the future if needed.

During our meeting the budget was voted on and anonymously passed. The Homeowners Association monthly dues will remain at \$ 30.00 per month along with a \$10.00 late fee.

**Please send all MS HOA dues to MS HOA c/o Paulla Tillman 2840 Morningside Ct, Grand Junction CO 81503 or there is a box in front of 2840 Morningside Ct you can put your check in.**

There was no further business to discuss so the meeting was adjourned.

If your mailing address and/or phone number has changed since 2020, please email your new contact information to [pauilatillman@hotmail.com](mailto:pauilatillman@hotmail.com) or send it with your dues.

Respectfully,

MS Homeowners Association

Enclosure: Annual Meeting Minutes  
General Association Disclosure

Cc: MS HOA file



## MS HOMEOWNER ASSOCIATION

January 24, 2020

### ANNUAL MEETING MS HOMEOWNERS ASSOCIATION

Held at home of Paulla Tillman, President

Present: Paulla Tillman, Jo Richards, Arlene Niccoli, Vera Johnson, Ron Duggan, Kim Woods, 19 proxies

Quorum Present: yes

Registration of voters. Members signed roll call and verified proxies.

Called to order: 10:31 AM by Paulla Tillman, President

Minutes from February 6, 2019 read by Arlene Niccoli, Secretary, read. Minutes approved Paulla, President and seconded by Vera Johnson.

Motion by Vera Johnson to have election of officers before moving with old and new business.

Total votes Present: 22

Ron Duggan for vice-President nominated by Vera Johnson. All ayes.  
Nominations for returning officers Paulla Tillman, President, Caroline (Jo) Richards, Treasurer, and Arlene Niccoli, Secretary all nominated with unanimous approval. Paulla, President, moved to close nominations, seconded by Kim Woods. All ayes.

Secret ballots were dispersed, candidates voted on, and votes counted by Vera Johnson and Kim Woods.  
22 votes counted.

#### Election of Officers:

Paulla Tillman for President, unanimous approval  
Ron Duggan for Vice-President, unanimous approval  
Arlene Niccoli for Secretary, unanimous approval  
Caroline (Jo) Richards for Treasurer, unanimous approval

#### Old Business:

Hired landscape company to care for common area.

#### New Business:

Hiring a Property Management company as needed. Jo Richards, Treasurer will hold position until we get someone to replace her. We will hold a meeting before any decision will be made.

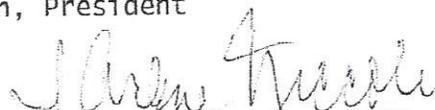
Paulla, President, moved to approve hiring Property Management as needed to help manage HOA.

#### Budget for 2020:

Budget was discussed after handing out balance sheet.  
Vera Johnson motioned budget be passed, seconded by Arlene Niccoli.

Meeting Adjournment Motion: Paulla Tillman, President  
Meeting Adjourned at 11:18 AM

  
Paulla 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  
Ron Duggan, Vice President  
Arlene Niccoli, Secretary  
Jo Richards, Treasurer