

5/27/22 Morningside HOA Meeting Minutes

Meeting Agenda

1. Roll call – call to order at 1:10pm 5/27/22

- a. Sign-in sheet filled out by all in attendance
 - i. Ron, Trudy, Paulla, Arlene, Vera, Jesse, Cheryl, Jay, Gordon,

2. Election of directors

- a. Board attendance: Ron – VP & acting President
- b. Ron: Paulla and Arlene have stepped down, first meeting with new interest & the two new majority owners. Opening the floor to:
 - i. Jay: Intro, represent Situs (the owner) as Property Manager at Western Slope Property Management. Live at 2836. Looking to facilitate a transition to 3rd party mgmt and have 2 ACC and 2 accommodation requests for New Business.
 - ii. Jesse: New owner of the 6-plex in Morningside, Is on many HOA boards and is willing to step up to assist if needed.
 - iii. Ron – Resigns as Vice President. Remains acting President. Nominates and appoints Gordon Koch to board and officer position as Vice President. Nominates and appoints Cheryl Burnett to board and officer position as Treasurer. Nominates and

appoints Jesse Dryer to board and officer position as secretary. Ron becomes President.

1. All new board members can be added to the bank account at and may become signers as needed.

iv. Board is now full.

3. Proof of notice of meeting

a. Posted at mailboxes on 5/24/22 8:30pm

b. Discussion of next meeting, shoot for late June

4. Review/approval of minutes of previous meeting

a. Tabled until next meeting.

5. Reports of committees

a. Arlene, Ron, Jesse are the new members of the ACC

v. Approved: Request for fence at 2844 B & C

vi. Approved: Request for 7 Situs GJ SFR LLC roofs with Charcoal shingle + white door at 2841, 2837

1. 2841, 2839.5, 2839, 2837.5, 2836, 2842, 2844 A/B/C

vii. Approved: Request for 2840 ½ roofs with Charcoal shingle, Burgundy red door

viii. Approved: Request for 2849 roofs with Charcoal shingle. Request to scrape river stone from the front and back, replace with gray “crushed basalt.” Request for charcoal gutters, charcoal trim, + siding repair and new colors white on the

body with a light-blue/gray on the bottom, white for the remainder, navy blue door. Approved. Down the road will look to improve the trash can/dumpster situation.

6. Reports of officers

- a. Nothing to report from this new board. Looking forward to working together.

7. Old & unfinished business

- a. Dues discussion to take place in executive session

8. Good and welfare (public forum)

- a. Where do we mail our dues?
 - i. Board will advise on this soon. Near-term goal is to get a professional manager to take this over.
- b. Previous Board has started updates to the CC&Rs and Bylaws that will need to be signed and approved. [Clarification that the Bylaws, CC&Rs, and Articles of Incorporation must be approved by votes of the members and not a Board vote]
- c. From Jay/Situs/WSPM: Thank you to those who have served on the Board past and present, it is a great place to live because of you and this service to the community. HOA work is thankless work and I thank you.

- d. Paulla: Would like to ask...
- i. Insurance: Believe the policy with AmFam is good. \$385/year. [Jesse believes at that price point it would not cover Directors & Officers, exposing the board to personal liability. Will review on behalf of the board.]
 - ii. Hiring of 3rd party management: Can be expensive. Have tried on different occasions. Concern about how it would be paid for, concern that irrigation being shut off would carry its own set of issues. [Jay: concern that expensive water through leaking irrigation system to water part of the neighborhood and not all. Believe that cutting this is necessary and will result in dues reduction & 3rd party management being paid for] Discussion about irrigation issues and pros and cons. [Board: This would be a bigger change that we should discuss further.]
- e. Jesse: Drainage/common area needs to be addressed at some point. Hard to stomach a notice about a weed violation while driving past that everyday. [Board: discussion needed about this space. Note that there are limitations about what can be done with it. Board to discuss what has been explored in the past, what can be done there, and what makes sense moving forward.]

- i. Vera: We were required to annex when we looked into this previously.

9. New business

- a. ADA accommodation requests
 - i. Move to executive session

10. Adjournment – 3:07pm